THE CITY OF SAN DIEGO

REVISED
DEVELOPMENT SERVICES DEPARTMENT
Date of Notice: August 1, 2006
PUBLIC NOTICE OF A
DRAFT MITIGATED NEGATIVE DECLARATION
JO: 420290

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by August 30, 2006 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Myra Herrmann, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to DSDEAS@sandiego.gov with the Project Number in the subject line.**

General Project Information:

- Project No. **2204** SCH No. **PENDING**
- Community Plan Area: **OTAY MESA**
- Council District: **8**

Subject: **SOUTHVIEW.** TENTATIVE MAP/REZONE/SITE DEVELOPMENT PERMIT (TM/RZ/SDP) to allow for 21.1-acres of a 42.6-acre site to be subdivided into three legal lots (Lot 1, 4.9-acres, Lot 2, 7.208-acres and Lot 3, 6.040-acre) to support future multi-family residential development. The remaining 21.5-acres are not a part of the current project. The project site is currently zoned AR-1-1. The applicant is proposing to rezone the site to RM-2-6, which allows 29 dwelling units per acre. The project also includes proposed to construct full-width improvements of Caliente Avenue along it's frontage south of Airway Road which consists of a 5-lane major road (3-lanes northbound and 2-lanes southbound); north of Airway Road, the project would be required to construct a 4-lane collector road to Otay Mesa Road (2-lanes north and south); and full build-out intersection improvements at Airway Road and Caliente Avenue to the easterly project boundary. The project also includes the construction of two storm water conveyance systems which would drain into two new detention basins in the easterly portion of the project site. The proposed project site is located east of Caliente Avenue, south of Otay Mesa Road and west of Spring Canyon, within the Otay Mesa Community Planning Area (Portion of the SE ¼ of the NE ¼ of Section 31, T18S, R1W, and a portion of the W'LY ½ of the NW ¼ Section of 32, T18S, R1W, SBBM, City and County of San Diego). The site is not included on any Government Code Listing of hazardous waste sites.

Applicant: Clem Abrams

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **Land Use (ESL, HR and Rezone), Land Use (MHPA), Biological Resources, Historical Resources (Archaeology), Transportation/Circulation, Noise, Paleontological Resources and Utilities.**

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Senior Planner, Myra Herrmann at (619) 446-5372. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Sandra Teasley at (619) 446-5271.

This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html), and distributed on August 1, 2006.

Robert J. Manis, Assistant Deputy Director
Development Services Department

City of San Diego
Development Services

Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 2204
SCH No. *PENDING*

SUBJECT: **SOUTHVIEW.** TENTATIVE MAP/REZONE/SITE DEVELOPMENT PERMIT (TM/RZ/SDP) to allow for 21.1-acres of a 42.6-acre site to be subdivided into three legal lots (Lot 1, 4.9-acres, Lot 2, 7.208-acres and Lot 3, 6.040-acre) to support future multi-family residential development. The remaining 21.5-acres are not a part of the current project. The project site is currently zoned AR-1-1. The applicant is proposing to rezone the site to RM-2-6, which allows 29 dwelling units per acre. The project also includes proposed to construct full-width improvements of Caliente Avenue along it's frontage south of Airway Road which consists of a 5-lane major road (3-lanes northbound and 2-lanes southbound); north of Airway Road, the project would be required to construct a 4-lane collector road to Otay Mesa Road (2-lanes north and south); and full build-out intersection improvements at Airway Road and Caliente Avenue to the easterly project boundary. The project also includes the construction of two storm water conveyance systems which would drain into two new detention basins in the easterly portion of the project site. The proposed project site is located east of Caliente Avenue, south of Otay Mesa Road and west of Spring Canyon, within the Otay Mesa Community Planning Area. (Portion of the SE ¼ of the NE ¼ of Section 31, T18S, R1W, and a portion of the W'LY ½ of the NW ¼ Section of 32, T18S, R1W, SBBM, City and County of San Diego). Applicant: Clem Abrams.

I. PROJECT DESCRIPTION: See attached Initial Study.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): **Land Use (MHPA), Biological Resources, Historical Resources (Archaeology), Transportation/Circulation, Noise, Paleontological Resources and Utilities.** Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

GENERAL

1. Prior to issuance of a Notice to Proceed (NTC) or any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) Environmental Designee of the Land Development Review Division (LDR) shall verify that the following mitigation measures are noted within the construction/grading plans and/or specifications submitted and included in the specifications under the heading *Environmental Mitigation Requirements.*

2. Prior to the commencement of work, a Preconstruction Meeting (Pre-con) shall be conducted to shall include the City of San Diego's Mitigation Monitoring Coordination (MMC) Section, Resident Engineer, Project Biologist, Project Archaeologist, Project Paleonotlogist, Applicant and other parties of interest.

3. Evidence of compliance with Section 1603 of the State of California Fish & Game Code, if applicable. Evidence shall include either copies of permits issued, letters of resolution issued by the Responsible Agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the ADD Environmental Designee.

LAND USE (MHPA LAND USE ADJACENCY GUIDELINES)

The eastern portion of the Southview project site is adjacent to the Multi-Habitat Planning Area (MHPA). Therefore, the following MHPA Land Use Adjacency Guidelines shall be made conditions of project approval relative to construction of the two stormwater conveyance systems:

1. Prior to initiation of any construction-related activities, the construction foreman shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.

2. Prior to the commencement of any construction related activities, the limits of grading shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of grading shall be defined with silt fencing and checked by the biological monitor before initiation of construction grading.

3. Prior to the commencement of any construction related activities, the ADD/Environmental Designee shall review the landscape plans to ensure that no invasive non-native plant species shall be introduced into areas adjacent to the MHPA.

4. All lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields.

5. No staging/storage areas for equipment and materials shall be located within or adjacent to habitat retained in open space area; No equipment maintenance shall be conducted within or near the adjacent open space.

6. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City Engineer.

7. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading. All construction related debris shall be removed off-site to an approved disposal facility.

8. Prior to the commencement of any construction related activities, the ADD (Environmental Designee) of LDR shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the Coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE ADD (ENVIRONMENTAL DESIGNEE) OF LDR:

A. A QUALIFIED BIOLOGIST SHALL SURVEY THOSE HABITAT AREAS <u>WITHIN THE MHPA</u> THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE FOR A MINIMUM OF FOUR WEEKS (WITHIN THE BREEDING SEASON) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

   I. *BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; <u>AND</u>

   II. *BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT

MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE ADD OF LDR AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

III. *AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENTUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the ADD of LDR, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE INITIAL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE ADD OF LDR AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE

ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

RAPTORS

1. If the site has a potential to support nests and nesting raptors. If nests are present during construction, compliance with the Migratory Bird Treaty Act/Section 3503 would preclude the potential for direct impacts.

   If there is a potential for indirect noise impacts to nesting raptors, prior to any construction within season (February 1 through September 15) the biologist shall conduct a preconstruction survey to determine the presence of active raptor nests. If active nests are detected the biologist in consultation with EAS staff shall establish an species appropriate noise buffer zone. The size and configuration of buffers shall be based on the proximity of active nests to construction, existing disturbance levels, topography, the sensitivity of the species, and other factors, and shall be established through coordination with the Department of Fish and Game. No construction shall occur within this zone during the raptor breeding season.

BIOLOGICAL RESOURCES

A. Prior to Permit Issuance

1. Land Development Review (LDR) Plan Check
   a. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable,
2. Letters of Qualification have been submitted to ADD
   a. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the biological monitoring program, as defined in the City of San Diego Biological Resources Guidelines (BRG).
   b. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the biological monitoring of the project.
   c. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.
3. Payment into the Habitat Acquisition Fund for Biological Impacts
   a. Prior to permit issuance or the first preconstruction meeting, whichever is applicable, direct on-site impacts to 22.9-acres of Non-native Grassland (NNGL) and off-site impacts to 1.0-acre of NNGL shall be mitigated to the satisfaction of the Assistant Deputy Director Environmental Designee, through one of the following methods: (1) off-site acquisition within the MHPA; (2) payment into the City's Habitat Acquisition Fund as described below, or through a combination of 3.a (1) and (2).

(1) Prior to the first preconstruction meeting, the owner/permittee shall acquire and dedicate to the City of San Diego, interest in property necessary to maintain the land in its existing condition in perpetuity, a total of 23.9-acre of Tier III-B or better habitat located off-site, in the City of San Diego's MHPA. The 23.9-acre of acquisition would satisfy the mitigation acreage requirement of 0.5:1 (Tier IIIB) for impacts outside the MHPA that would be mitigated inside the MHPA; or

(2) Prior to the first preconstruction meeting, the applicant shall pay into the City's Habitat Acquisition Fund ($25,000/acre + 10%) for 12-acres of Tier IIIB habitat. The 12-acres of contribution would satisfy the mitigation acreage requirement of 0.5:1 (Tier IIIB) for direct impacts outside the MHPA that would be mitigated inside the MHPA.

B. Prior to Start of Construction

1. PI Shall Attend Precon Meetings
   a. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that includes the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Biologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Biological Monitoring program with the Construction Manager and/or Grading Contractor.
      (1) If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to Be Monitored
   a. Prior to the start of any work that requires monitoring, the PI shall submit a Biological Monitoring Exhibit (BME) based on the appropriate construction documents (reduced to 11x17) to MMC for approval, identifying the areas to be monitored including the delineation of grading/excavation limits.
      (1) The Biologist shall identify pertinent information concerning protection of sensitive resources, such as but not limited to, flagging of individual plants or small plant groups, limits of grade fencing and limits of silt fencing (locations may include 10-foot or less inside the limits of grading, or up against and just inside of the limits of the grade fencing).
3. When Monitoring Will Occur
   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
   b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such

as changes to the limits of grading in sensitive areas which may reduce or increase the potential for resources to be impacted.

4. Approval of BME and Construction Schedule
   After approval of the BME by MMC, the PI shall submit to MMC written authorization of the BME and Construction Schedule from the CM.

C. During Construction

1. Biological Monitor Shall Be Present During Grading/Excavation
   a. The Biological Monitor shall be on site to ensure that grading limits are observed and shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI, as appropriate, each month. The RE, or BI as appropriate, will forward copies to MMC. The biological monitor shall have the authority to divert work or temporarily stop operations to avoid significant impacts. It is the Construction Manager's responsibility to keep the monitors up-to-date with current plans.
   b. No staging/storage areas for equipment and materials shall be located within or adjacent to habitat retained in open space area; no equipment maintenance shall be conducted within or near adjacent open space.
   c. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space.
   d. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading. All construction related debris shall be removed off site to an approved disposal facility.
2. Unforseen Biological Impacts During Construction
   For any unforeseen additional biological resources impacted during monitoring, the rehabilitation, revegetation or other such follow up action plans shall be included as part of the Final Biological Monitoring Report. Additional mitigation measures may also be required if additional impacts to the adjacent wetland habitat occur as a result of project construction.

D. Post Construction

1. Submittal of Draft Monitoring Report
   a. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Biological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring,
   b. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
   c. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
   d. MMC shall provide written verification to the PI of the approved report.

e. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

2. Final Monitoring Report(s)
   a. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
   b. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC.

TRANSPORTATION/CIRCULATION

1. Prior to the issuance of the first building permit the applicant shall assure by permit and bond the full width construction of Caliente Avenue as a 4-lane collector between Otay Mesa Road and Airway Road, satisfactory to the City Engineer.

2. Prior to the issuance of the first building permit the applicant shall assure by permit and bond the full width construction of Caliente Avenue as a 5-lane major from Airway Road to the southerly project property line with three northbound and two southbound travel lanes, satisfactory to the City Engineer. Applicant agrees that if there are existing driveways in the southbound direction, then a cul-de-sac turnaround shall be provided at the southerly end of Caliente Avenue.

3. Prior to the issuance of the first building permit the applicant shall assure by permit and bond the full width construction of Airway Road as a 4-lane major to the easterly project property line. It is acceptable in the near term for this project to provide a cul-de-sac at the east end of Airway Road, but the project shall enter into a deferred improvement agreement with the City to install a signal at the intersection of the easterly driveway of Lot 3 and Airway Road.

4. Prior to the issuance of the first building permit the applicant shall assure by permit and bond the construction of a traffic signal at the intersection of Airway Road and Caliente Avenue with dual left turn lanes on all approaches, three thru lanes on each approach on Caliente Avenue, two thru lanes on each approach on Airway Road, and a separate right turn lane on the westbound approach, satisfactory to the City Engineer.

5. Prior to the issuance of the first building permit applicant shall assure by permit and bond the construction of Ocean View Hills Parkway from Del Sol Boulevard to Otay Mesa Road, satisfactory to the City Engineer.

6. Prior to the issuance of the first building permit applicant shall assure by permit and bond the reconstruction of the signal at Otay Mesa Road and Ocean View Hills Parkway with dual left turn lanes on all approaches, three thru lanes on each approach on Otay Mesa Road, two thru lanes on each approach on Caliente Avenue, and a separate right turn lane on all approaches, satisfactory to the City Engineer.

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Land Development Review (LDR) Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

NOTE: A SITE SPECIFIC RECORDS SEARCH IS NOT REQUIRED FOR THIS PROJECT PURSUANT TO ADD ENVIRONMENTAL DESIGNEE

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading/excavation related Precon Meetings to make comments and/or

suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

NOTE: A SITE SPECIFIC RECORDS SEARCH IS NOT REQUIRED FOR THIS PROJECT PURSUANT TO ADD ENVIRONMENTAL DESIGNEE

a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance
   1. The PI and Native American representative, if applicable, shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
      a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
      b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
      c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification
   1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
   2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site
   1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
   2. The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.
   3. If a field examination is not warranted, the Medical Examiner shall determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American
   1. The Medical Examiner shall notify the Native American Heritage Commission (NAHC). By law, **ONLY** the Medical Examiner can make this call.
   2. The NAHC shall contact the PI within 24 hours or sooner, after Medical Examiner has completed coordination.
   3. NAHC shall identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information..
   4. The PI shall coordinate with the MLD for additional consultation.
   5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
      a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR;
      b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.

D. If Human Remains are **NOT** Native American
   1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
   2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
   3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man.

V. Night Work

A. If night work is included in the contract
   1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
   2. The following procedures shall be followed.
      a. No Discoveries
         In the event that no discoveries were encountered during night work, The PI shall record the information on the CSVR and submit to MMC via fax by 9am the following morning, if possible.
      b. Discoveries
         All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains.
      c. Potentially Significant Discoveries
         If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction
   1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
   2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Submittal of Draft Monitoring Report
   1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
      a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
      b. Recording Sites with State of California Department of Parks and Recreation
         The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
   2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
   3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
   4. MMC shall provide written verification to the PI of the approved report.
   5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts
   1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
   2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

C. Curation of artifacts: Accession Agreement and Acceptance Verification
   1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.

2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)
   1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
   2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Land Development Review (LDR) Plan Check
   1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD
   1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
   2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
   3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search
   1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
   2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings
   1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager

(CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.

a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored
   Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
   b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching
   1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
   2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
   3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance
   1. The PI shall evaluate the significance of the resource.
      a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
      b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
      c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
      d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night Work

A. If night work is included in the contract
   1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
   2. The following procedures shall be followed.
      a. No Discoveries
         In the event that no discoveries were encountered during night work, The PI shall record the information on the CSVR and submit to MMC via fax by 9am the following morning, if possible.
      b. Discoveries
         All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
      c. Potentially Significant Discoveries
         If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

d. The PI shall immediately contact MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction
   1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
   2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI.Post Construction

A. Submittal of Draft Monitoring Report
   1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
      a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
      b. Recording Sites with the San Diego Natural History Museum
      The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
   2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
   3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
   4. MMC shall provide written verification to the PI of the approved report.
   5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains
   1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
   2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification
   1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
   2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)
   1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
   2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

NOISE

The applicant shall mitigate exterior noise impacts for the proposed project as follows:

I. Prior to Permit Issuance
   A. Land Development Review (LDR) Plan Check
      1. Prior to Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for environmental noise mitigation have been noted on the appropriate construction documents as described in the *Acoustical Site Assessment, prepared by ISE (February 2006)*, and shall incorporate the following sound attenuation measures noted below:
         a. Construction of a five-foot high attenuation barrier within Lot 1 along the northern boundary of the property adjacent to the State Route 905 alignment. The sound attenuation barrier shall be a single, solid sound wall or combination of sound wall and earthen berm. The sound attenuation wall shall be constructed of masonry, with a minimum density of 3.5 lbs per square foot, and shall have no gaps or openings.
         b. Construction of additional solid sound attenuation barriers for residences within Lot 1 and along the northern project boundary would be required based on comprehensive acoustical assessments of each building pad once design plans are finalized with respect to outdoor usuable open space.

II. During Construction
   A. Construction of Sound Attenuation Barrier
      1. The RE shall notify MMC and verify that the sound barrier has been constructed in accordance with the approved Acoustical Analysis and Construction documents.
      2. Prior to issuance of the Notice of Completion, the RE shall notify MMC to allow for inspection of the sound barrier.

III. Post Construction
   A. Notification of Completion
      1. Prior to issuance of the Notice of Completion, the RE shall notify MMC to allow for inspection of the sound barrier.

UTILITIES

I. Prior to Permit Issuance

A. Land Development Review (LDR) Plan Check - Sewer Review

1. Prior to Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for construction of sewer infrastructure have been noted on the appropriate construction documents as described below:
   a. The applicant shall be required to construct the required 18" sewer main in Airway Drive. The applicant may also enter into a private party reimbursement agreement with other South Otay Mesa developers. As an alternative, the applicant may establish upfront funding by agreement with the other developers for the construction of the 18' sewer main by you. All affected parties are also conditioned with the construction of the off-site future phased 42" trunk sewer easterly of Airway Rd. if it has not been constructed when your project is ready to build.
   b. If any construction of Caliente Boulevard is required as a part of this development, the applicant shall be required to construct the dual force mains for both the private and public pump stations.
   c. Prior to the issuance of any certificate of occupancy the developer shall construct the Otay Mesa Trunk Sewer Phase II or if built by others enter into a development agreement to pay their fair share cost of the trunk sewer in proportion to the ultimate zoned use of the property being developed, in accordance with the City's Sewer Design Guide.
   d. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved plans will require modification based on the accepted sewer study.
   e. The developer may construct a separate, private pump station to facilitate development. Permanent facilities for the public sewer pump station shall be secured with a deferred improvement agreement and bond.

B. Land Development Review (LDR) Plan Check - Water Review

1. Prior to Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for construction of water infrastructure have been noted on the appropriate construction documents as described below:
   a. Prior to the approval of any public improvement drawings, the Subdivider shall provide acceptable potable and reclaimed water studies satisfactory to the Water Department Director. The studies shall plan the pressure zone(s) and water facilities necessary to serve this development, including potable redundancy, consistent with previously accepted studies in this area. If phasing of the development is proposed, then a phasing plan shall be included in the studies.

b. Prior to the issuance of the first building permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of parallel 12-inch public water facilities within an improved Airway Road, from Caliente Boulevard to the easterly cul-de-sac, in a manner satisfactory to the Water Department Director and the City Engineer.

C. Land Development Review (LDR) Plan Check - Waste Management Plan

1. Prior to issuance of grading permits, the project applicant or developer shall prepare a Waste Management Plan which identifies measures that shall be taken to minimize waste from the project grading and construction activities. The Waste Management Plan shall be subject to review and approval by the City of San Diego Environmental Services Department.
2. Prior to issuance of occupancy permits, the project applicant or developer shall prepare a Waste Management Plan which identifies measures that shall be taken to promote recycling within the community with a goal of diverting more than 50% of the total solid waste from landfills. The Waste Management Plan shall be subject to review and approval by the City of San Diego Environmental Services Department.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

United States Government
- U.S. Environmental Protection Agency (19)
- U.S. Fish and Wildlife Service (23)
- U.S. Army Corps of Engineers (26)

State of California
- State Clearinghouse (46)
- California Department of Fish and Game (32A)
- California Regional Water Quality Control Board (44)
- Department of Transportation, District 11 (31)
- Environmental Protection Agency (37A)
- Highway Patrol (58)

San Diego County
- Department of Environmental Health (75)
- Vector Control (63)

City of San Diego
- Councilmember Hueso, District 8
- Planning Department
  - MSCP, Jeanne Krosch (5A)
  - Long Range Planning, Theresa Millette (4A)
- Development Services Department
- Local Enforcement Agency (MS 606L)
- Library Government Documents (81)
- Otay Mesa/Nestor Branch Library (81W)
- Park and Recreation Department (MS 35)
- Wetland Advisory Board (171)
- Historical Resources Board (87)
- Water Department Review (86A)
- Metropolitan Wastewater Department Review (86B)
- Environmental Services Department (80)

Others

Otay Mesa Community Planning Committee (235)
Oaty Mesa Chamber of Commerce (231A)
Theresa Acero (230)
Michael Vogt (232)
SD Transit (112)
SDGE (114)
MTDB (115)
San Ysidro School District (127)
San Diego City Schools (132)
Sierra Club, San Diego Chapter (165)
San Digeo Natural History Museum (166)
San Diego Audubon Society (167)
California Native Plant Society (170)
Center for Biological Diversity (176)
Endangered Habitats League (182)
Jeramy Harding, T & B Planning
Carmen Lucas (206)
Jerry Schaefer, PhD. (209)
South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Ron Christman (215)
Louie Guassac (215A)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225A-R) **Public Notice Only**
Barona Group of Capitan Grande Band of Mission Indians (225A)
Campo Band of Mission Indians (225B)
Cuyapaipe Band of Mission Indians (225C)
Inaja and Cosmit Band of Mission Indians (225D)
Jamul Band of Mission Indians (225E)
La Posta Band of Mission Indians (225F)
Manzanita Band of Mission Indians (225G)
Sycuan Band of Mission Indians (225H)
Viejas Group of Capitan Grande Band of Mission Indians (225I)
Mesa Grande Band of Mission Indians (225J)
San Pasqual Band of Mission Indians (225K)
Santa Ysabel Band of Diegueño Indians (225L)
La Jolla Band of Mission Indians (225M)
Pala Band of Mission Indians (225N)
Pauma Band of Mission Indians (225O)
Pechanga Band of Mission Indians (225P)
Rincon Band of Luiseno Mission Indians (225Q)
Los Coyotes Band of Mission Indians (225R)
Walter Schwerin, Schwerin & Associates (Project Engineer)
Erin Schorr, Mooney*Jones & Stokes (Environmental Consultant)
Clem Abrams (Applicant/Owner)

VII. RESULTS OF PUBLIC REVIEW:

( ) No comments were received during the public input period.

( ) Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

( ) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

Myra Herrmann, Senior Planner
Development Services Department

August 1, 2006
Date of Draft Report

Date of Final Report

Analyst: M. Herrmann

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City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5460

INITIAL STUDY
Project No. 2204
SCH No. *PENDING*

SUBJECT: **SOUTHVIEW.** TENTATIVE MAP/REZONE/SITE DEVELOPMENT PERMIT (TM/RZ/SDP) to allow for 21.1-acres of a 42.6-acre site to be subdivided into three legal lots (Lot 1, 4.9-acres, Lot 2, 7.208-acres and Lot 3, 6.040-acre) to support future multi-family residential development. The remaining 21.5-acres are not a part of the current project. The project site is currently zoned AR-1-1. The applicant is proposing to rezone the site to RM-2-6, which allows 29 dwelling units per acre. The project also includes proposed to construct full-width improvements of Caliente Avenue along it's frontage south of Airway Road which consists of a 5-lane major road (3-lanes northbound and 2-lanes southbound); north of Airway Road, the project would be required to construct a 4-lane collector road to Otay Mesa Road (2-lanes north and south); and full build-out intersection improvements at Airway Road and Caliente Avenue to the easterly project boundary. The project also includes the construction of two storm water conveyance systems which would drain into two new detention basins in the easterly portion of the project site. The proposed project site is located east of Caliente Avenue, south of Otay Mesa Road and west of Spring Canyon, within the Otay Mesa Community Planning Area. (Portion of the SE ¼ of the NE ¼ of Section 31, T18S, R1W, and a portion of the W'LY ½ of the NW ¼ Section of 32, T18S, R1W, SBBM, City and County of San Diego). Applicant: Clem Abrams.

I. PURPOSE AND MAIN FEATURES:

The proposed project consists of a three lot subdivision for the intended use of multi-family development (Figure 1). Implementation of the proposed project requires the approval of a Tentative Map, Rezone, and Site Development Permit (Process 5).

Approval of a Tentative Map (TM) will allow for 21.1-acres of a 42.6-acre site to be subdivided into three legal lots (Lot 1, 4.9-acres, Lot 2, 7.208-acres and Lot 3, 6.040-acre) to support future multi-family residential development. The remaining 21.5-acres are not a part of the current project, but comprise land mapped within the City of San Diego's Multiple Species Conservation Program (MSCP), Multi-Habitat Planning Area (MHPA). The project site is currently zoned AR-1-1. Approval of a Rezone (RZ) from AR-1-1 to RM-2-6, would allow multi-family residential development at a density of 29 dwelling units per acre. Phasing of the project is proposed with initial development of approximately 156 multi-family units on Lot 1 as shown in Figure 1. The exact building configuration is unknown at this time and would be subject to further evaluation with submittal of subsequent building plans. The remaining development plan would consist of 216 multi-family units on Lot 2 and 181 units on Lot 3. The project also accommodates the future alignment of State Route 905 (SR 905) which would traverse the northern vicinity of the property. In addition, as a condition of project approval, the applicant would construct full-width improvements of Caliente Avenue along it's frontage, south of Airway Road consisting of a 5-lane major road (3-lanes northbound and 2-lanes southbound); north of Airway Road, the project would be required to construct a 4-lane collector road to Otay Mesa Road (2-lanes north and south); and full

build-out intersection improvements at Airway Road and Caliente Avenue to the easterly project boundary. The project also includes the construction of two storm water conveyance systems which would drain into two new detention basins in the easterly portion of the project site (Figure 1). Stormwater easements would be dedicated for the new facilities. Sewer and water mainlines, laterals and manholes would be constructed within the public right-of-way and assured by permit and bond as a condition of project approval in the TM/SDP and MMRP.

Implementation of the proposed project requires approximately 23,400 cubic yards of balanced cut and fill grading for the creation of Lots 1-3. Approximately 200 feet of retaining walls would be required for the project, with a maximum height of 4 feet. No grading and/or construction staging would be required within any portion of the MHPA.

The project site supports 20.8-acres of non-native grassland (NNGL) and 1.0-acre disturbed areas, including 0.06-acre (18 basins) of road ruts. Approximately 2.2-acres within the eastern "not-a-part" area and 1.1 acres within the adjacent property to the south would also be impacted as a result of required stormwater conveyance system construction and brush management requirements. Letters of permission have been obtained from adjacent property owner(s) acknowledging that an easement shall be granted to allow for the off-site brush management.

Brush Management (BM) for the proposed project would be implemented in accordance with the adopted Brush Management Regulations. BM Zone 1 (35 feet) would consist of irrigated landscape or pavement; no invasive plant material; and no habitable or combustive structures allowed. All existing plant material within BM Zone 1 would be removed and replaced with a combination of native and non-native plants and shrubs consistent with City Landscape Standards. BM Zone 2 (65 feet) would have no irrigation, and provides an on-going maintenance and monitoring program to minimize fuel loads. All existing plant material within BM Zone 2 would remain, but would be managed to minimize fuel loads. Proposed landscaping internal to the proposed project would consist of a variety of street trees and shrubs consistent with the City's Landscape Regulations, Chapter 14 of the Land Development Code.

II. ENVIRONMENTAL SETTING:

The project site is located within the western portion of the Otay Mesa Community Planning Area, east of Caliente Avenue and south of Otay Mesa Road and the future southern alignment of State Route 905, and Brown Field, a commercial airport is northeast of the project site across Otay Mesa Road. With the exception of San Ysidro High School, which is located to the northeast, the project site is surrounded by undeveloped lands. The entire project area occurs within the boundaries of the City of San Diego Multiple Species Conservation Program (MSCP); however, only a small portion along the eastern boundary of the property is within the City's Multi-Habitat Planning Area (MHPA)(Figure 2). The Southview property can be accessed from the west via Caliente Avenue.

The project site is a relatively flat, irregularly shaped parcel. A small finger canyon, vegetated primarily with coastal sage scrub, runs east to west near the middle of the eastern property boundary. The remainder of the property is relatively flat and dominated by non-native grasses. A network of dirt roads and trails traverses the property, primarily as a result of off-road recreational vehicle activity and Border Patrol use. Elevations within the project site range from approximately 455 feet above mean sea level (AMSL) at the bottom of the canyon to approximately 540 feet AMSL along the western boundary.

Fire and paramedic services to the proposed project would be provided by Battalion 6 of the City's Fire and Life Safety Department Station 43, which is located at 1590 La Media Road (approximately 3.25 miles east of the site). According to the City Fire-Rescue Department, Station 43 is equipped with a 100-foot aerial ladder and a crash/rescue truck. The station is staffed with three full-time Emergency Medical Technicians (EMTs) and one paramedic. The estimated response time to the project area is within the Department's service goal of eight minutes for paramedic services, but slightly exceed the acceptable response time of five minutes for fire protection services.

Police protection to the project site would be provided by the City of San Diego Police Department's Southern Division located at 1120 27th Street (approximately 3.5 miles west of the site). The Southern Division is currently staffed with approximately 100 persons, of which 87 are assigned to patrol duties. The Southern Division encompasses 31.3 square miles and includes a service population of approximately 92,168 people. Currently, the department staff represents approximately 1.47 officers per 1,000 residents, which is below the department goal of 2.5 officers per 1,000 residents. The estimated response time to the project area is within the Department's service goal of seven minutes.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study Checklist.

IV. DISCUSSION:

The following environmental issues were analyzed and determined to be significant: **LAND USE (MHPA), LAND USE (REZONE/ESL/HR), BIOLOGICAL RESOURCES, TRANSPORTATION/CIRCULATION, HISTORICAL RESOURCES (ARCHAEOLOGY), PALEONTOLOGICAL RESOURCES, NOISE AND UTILITIES.**

LAND USE (APPLICABLE PLANS AND POLICIES/REZONE)

The Otay Mesa Community Plan (OMCP) is designed to supplement the Progress Guide and General Plan policies. This is accomplished through the identification of specific community issues and specific policies that build on those embodied in the General Plan. The OMCP is a policy document which includes an implementation strategy that establishes the timing and financing required to implement the policies and vision of the plan. The OMCP is intended to provide a vision for the future development of area.

The project site is designated Medium Residential in the OMCP with a density range of 15-30 dwelling units per acre (DU/AC). However, the project site is currently zoned AR-1-1 (Agricultural) which allows residential uses with approval of a rezone. The applicant proposes to rezone the property from AR-1-1 to RM-2-6 to facilitate an anticipated yield of 29 DU/AC, which is within the allowed density range of the OMCP. The intent of the RM zone is to provide for multiple dwelling unit development at varying densities. A request for a rezone does not in and of itself necessarily constitute an inconsistency with the community plan. Therefore, although the OMCP is currently being updated by the City Planning Department, the proposed rezone would not have a detrimental impact on the community plan.

ENVIRONMENTALLY SENSITIVE LANDS REGULATION

Environmentally Sensitive Lands (ESL) Regulations are intended to protect, preserve and, where damaged, restore the environmentally sensitive lands of San Diego and the viability of the species supported by those lands. The ESL Regulation applies to all

proposed development when environmentally sensitive lands including sensitive biological resources; steep hillsides; coastal beaches; sensitive coastal bluffs; and floodplains are present on the premises. The ESL Regulations are intended to assure that development occurs in a manner that protects the overall quality of the resources and the natural and topographic character of the area while encouraging a sensitive form of development retaining biodiversity and interconnected habitats, maximizing physical and visual public access to and along the shoreline, and reducing flood hazards. Within the vicinity of the project site, there are no coastal beaches, sensitive coastal bluffs, or special flood hazard areas. However, the project site does contain sensitive biological resources, and a portion of the eastern not-a-part area qualifies as steep hillsides.

Due to the presence of on-site biological resources subject to the ESL Regulations, a Site Development Permit (SDP) is required. CEQA requires that before approving discretionary projects the Lead Agency must identify and examine the significant adverse environmental effects which may result from that project. Therefore, in accordance with the ESL Regulations, the proposed project, including public/private facilities and required circulation elements, has been designed to minimize impacts to on-site ESL to the maximum extent practical. A summary of the project's compliance with the ESL regulation, relative to sensitive biological resources and steep hillsides is provided below:

Sensitive biological resources are upland and/or wetland areas that meet any one of the following criteria:

- Lands that have been included in the City's MSCP Preserve;
- Wetlands;
- Lands outside the MHPA that contain Tier I, Tier II, Tier IIIA or Tier IIIB Habitats;
- Lands supporting species or subspecies listed as rare, endangered, or threatened under the California Code of Regulations or Federal Regulations;
- Lands containing habitats with Narrow Endemic Species as listed in the Biology Guidelines; or
- Lands containing habitats of covered species as listed in the Biology Guidelines.

Any development that requires encroachment into Environmentally Sensitive Lands is required to obtain either a Neighborhood Development Permit or a Site Development Permit. In general, these permits can be approved only if the following findings can be made:

- The proposed development will not adversely affect the applicable land use plan;
- The proposed development will not be detrimental to the public health, safety, and welfare; and
- The proposed development will comply with the applicable regulations of the Land Development Code (Chapter 14 §126.0504 a).

In addition, where environmentally sensitive lands are affected, the following deviation findings must be made along with those listed above:

- The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;
- The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

- The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;
- The proposed development will be consistent with the City's MSCP Subarea Plan;
- The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and
- The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to, alleviate negative impacts created by the proposed development.

Lastly, when a project cannot meet the conditions set forth in the ESL Regulations and the project requires a deviation, the proposed project must also meet these additional findings:

- There are no feasible measures that can further minimize the potential adverse effects on sensitive biological resources.
- The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land not of the applicant's making.

Development is not proposed within the portion of the property containing MHPA lands, and no vernal pools or City regulated wetlands would be impacted with project implementation. Although the project would result in impacts to non-native grassland onsite, these impacts would be reduced to below a level of significance in accordance with the City's Biological Guidelines. Although grading would be required in order to facilitate site development, steep hillsides within the eastern not-a-part area would be avoided. Therefore, the proposed project, as designed would comply with all applicable provisions of the ESL regulations and a significant impact to Land Use would not occur.

HISTORICAL RESOURCES REGULATIONS

The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, Article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. CEQA requires that before approving discretionary projects the Lead Agency must identify and examine the significant adverse environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment (Sections 15064.5(b) and 21084). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities which would impair historical significance (Sections 15064.5(b)(1) and 5020.1). Any historical resource listed in or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

In accordance with the section 143.0142 of the Historical Resources Regulation, site-specific surveys were conducted on the project site in accordance with the City's Historical Resources Guidelines. Conclusions of these studies are provided in the Historical Resources analysis section below. The Historical Resources regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. Review of site records and reports for the Otay Mesa area revealed that a portion of one archaeological site (CA-SDI-6941) and several Loci are within the proposed project site. The "Otay Mesa Smear" consists of sparse lithic scatters disperse mainly on the southern portion of the mesa. CA-SDI-6941 was identified in

previous studies as a temporary camp with a subsurface component. As a result, and in accordance with the Historical Resources Guidelines, a testing program was implemented. However, because the current project site is undeveloped, was previously in active agriculture, and was completely covered with dense non-native grassland at the time, an intensive pedestrian survey was conducted in an attempt to relocate the site. Lithic scatters were identified, but given the poor visibility, City staff recommended a second enhanced survey after removal (by disking) of non-native grasses (see Biological Resources discussion). Additional lithic scatters were identified which corroborate the results of previous studies that they have no research potential and are not significant, unique or important. In addition, MJS archaeologists inspected two exploratory geotechnical trenches and noted only four pieces of debitage in the spoil piles with no subsurface lithic concentrations, fire-affected rocs, marine shell, or bone observed. The principal investigator concluded that the observed materials are not associated with the CA-SDI-6941, Locus H temporary camp, but just more of the "Otay Mesa Smear." Therefore, given the limitations and constraints reported in the previous test report for Locus H, including areas recently plowed verses areas not surveyed/tested due to agricultural activities, a Mitigation Monitoring and Reporting Program (MMRP) is required during initial clearing, grubbing and grading for the proposed project. In addition, no unique resources would be impacted with this activity as defined in Section 21083.2 of CEQA. Although the records search and surveys were conducted during a four year time period, City Environmental Analysis staff has determined that the applicant has met the standards of Section III of the Historical Resource Guidelines. Implementation of the MMRP in accordance with the Historical Resources Guidelines would reduce any potential impacts to unknown archaeological resources to below a level of significance. Therefore, the proposed project, as designed would comply with all applicable provisions of the Historical Resources Regulations and a significant impact to Land Use would not occur.

MULTIPLE SPECIES CONSERVATION PROGRAM/ MULTI-HABITAT PLANNING AREA

The Multiple Species Conservation Program (MSCP) is a conservation program designed to facilitate the implementation of a regional habitat preserve while allowing "take" of endangered species or habitats at the individual project level (City of San Diego 1997). This habitat preserve is known as the Multi-Habitat Planning Area (MHPA) and lands within it have been designated for conservation. The MHPA was designed to conserve biological resources considered sensitive by the resource agencies and by the City of San Diego.

The entire project area occurs within the boundaries of the City of San Diego MSCP; however, only 2.48 acres of the portion identified as "not a part" (along the eastern boundary) is located within the City's MHPA. However, in order to be consistent with current adopted Subarea Plan policies and Management Directives for Otay Mesa, the proposed project was designed to incorporate the applicable MSCP Land Use Adjacency Guidelines. As such, the MHPA Land Use Adjacency Guidelines are incorporated into the project design, and include provisions for barrier fencing and plantings for access control; lighting restrictions; drainage and toxins as indicated below, and would not conflict with habitat function, configuration, or long-term viability; usage of the MHPA by sensitive species including narrow endemics; established management directives for the subarea plan; or cause potentially adverse edge effects. Direct access to public open space would be prohibited from the adjacent residential development and recreation areas in order to minimize impacts to sensitive lands and to promote the objectives of the MSCP Subarea Plan.

Drainage. All drainage from proposed roads and structures associated with the proposed project would flow into a storm drain system. In addition, drainage from graded slopes would be directed away from the MHPA to detention structures at the base of the slopes to trap sediments and minimize any storm flow beyond the manufactured slopes. All runoff from the basketball court would be directed southerly away from the preserve. These indirect effects are not significant and no additional mitigation is required.

Construction-related indirect impacts to drainage including increased sedimentation, pollutants, and runoff caused by grading would be avoided through implementation of control measures (e.g., silt fences, temporary retention basins, protection of storm drains) required by the Storm Water Pollution Prevention Program as approved by the Regional Water Quality Control Board and the City Engineer.

Toxics. The project would not result in the production of any toxics, stockpiling of manure or agricultural products, or any chemicals that could adversely effect natural resources within the MHPA. There are no indirect effects from toxic substances on any biological resources.

Lighting. All lighting associated with the project would be shielded and directed away from the urban/MHPA edge. Remnant night lighting would not be a nuisance to surrounding wildlife. These indirect effects are not considered significant and no additional mitigation is required.

Noise. If construction is proposed during the breeding season of the California gnatcatcher, a survey would be conducted to determine presence or absence of this species and specific measures to reduce construction noise related impacts would be required (i.e., temporary noise walls or berms). However, if the surveys are negative, no additional measures would be required.

Barriers. New development adjacent to the MHPA may be required to provide barriers (e.g., non-invasive vegetation, rocks/bounlders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation.

Invasives. No invasive or non-native plant species shall be planted in or adjacent to the MHPA. The conceptual landscape plan includes a native, drought tolerant plant palette consistent with the MSCP/MHPA and the City's Landscape Standards as defined in Chapter 14 of the Land Development Code.

Brush Management. New residential development located adjacent to and topographically above the MHPA (e.g. along canyon edges) must be set back from slope edges to incorporate a 35-foot Zone 1 brush management area on the development pad and outside of the MHPA. The required 65-foot Zone 2 may be located in the MHPA, upon granting of an easement to the City (or other acceptable agency), except where narrow wildlife corridors require it to be located outside the MHPA. The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when initial clearing is conducted. Vegetation clearing shall be conducted consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area would be the responsibility of a homeowners association or other private entity.

Grading/Land Development. Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA.

Implementation of the implementation of the monitoring program identified in Section V of the Mitigated Negative Declaration would reduce potential indirect impacts to the MHPA to below a level of significance.

BIOLOGICAL RESOURCES

Implementation of the proposed project has the potential to impact biological resources. Therefore, a biological survey was required which evaluated potential project related impacts and provide measures necessary to mitigate those impacts to below a level of significance. Biological surveys of the project site were conducted by Mooney • Jones and Stokes (MJS) between March 2001 and April 2005. The purpose of the initial survey was to identify potential biological constraints associated with development of the project site. The study included vegetation mapping, complete plant and wildlife lists and general surveys for sensitive species. Subsequent protocol surveys were conducted for the Quino checkerspot butterfly (Quino), focused rare plants, and vernal pools/fairy shrimp. All surveys were conducted in accordance with the City of San Diego's Biological Guidelines (2002) and/or U.S. Fish and Wildlife Service (USFWS) protocol. The exception however, was for the Pacific pocket mouse trapping, which was terminated before meeting protocol requirements with USFWS concurrence, and the burrowing owl surveys which were conducted in accordance with the survey protocol established by the California Department of Fish and Game (CDFG) and Burrowing Owl Consortium guidelines. Because project impacts would occur outside of the MHPA, encroachment into sensitive biological resources is not restricted, with the exception of wetlands and waters of the U.S., federal and state-listed species and narrow endemic species. Impacts to sensitive biological resources have been evaluated and mitigation provided in accordance with the City's Land Development Code Biology Guidelines (July 2002) as detailed in the Biological Resources discussion. The biological report is available for review at the offices of the Land Development Review Division and is summarized below.

The proposed project would impact all 21.8-acres within the project site, approximately 2.2-acres within the eastern not-a-part area, and 1.1-acres within the adjacent property to the south. Impacts within the project site would consist of 20.8-acres of non-native grassland (NNGL) and 1.0-acre of disturbed areas (including 0.06-acre [18 basins] of road ruts). Impacts within the eastern not-a-part area would consist of 2.1-acres of NNGL (1.8-acres resulting from brush management and 0.3-acre resulting from required drainage facilities) and 0.1-acre of disturbed areas (0.04-acre resulting from brush management and 0.06-acre resulting from required drainage facility construction). Impacts within the property to the south would consist of 1.0-acre of non-native grassland and 0.1-acre of disturbed areas resulting from brush management. Vernal pools were not located within the project site; however, approximately 0.06-acre of road ruts (18 basins) were located throughout the site. Two of the road ruts found to support vernal pool indicator species were observed within the southeastern corner property, outside the project impact area and would not be impacted with project implementation. Based on fairy shrimp surveys conducted between 2001 and 2005, as many as 54 road ruts have been identified within the 42.6-acre project site. Although the proposed project would result in impacts to road ruts located on site, all road ruts to be impacted on the 21.8-acre project site were found not to contain San Diego fairy shrimp and therefore, impacts to

these areas are not considered significant. No impacts would result to road ruts found to contain fairy shrimp and/or to vernal pools located within the eastern not-a-part area.

One northern harrier, a CDFG Species of Special Concern was observed flying over the project site; however, no nest sites were observed. While nesting or foraging birds may be present during construction, compliance with the Migratory Bird Treaty Act (MBTA)/Section 3503 would preclude the potential for impacts to bird species. Therefore, preconstruction surveys would be required to determine whether sensitive raptors are nesting on site. The California horned lark, a CDFG Species of Special Concern was observed on site during field surveys. However, potential impacts to this species are not considered significant and would not require mitigation beyond the proposed habitat based mitigation.

Coastal sage scrub is located in the small canyon adjacent to the project site within the eastern not-a-part area; however, the coastal California gnatcatcher and coastal cactus wren were not detected during any of the biological surveys conducted from 2001-2005. Although direct impacts are not anticipated for these species, indirect impacts to nesting and/or foraging bird species within this area could result from construction of stormwater conveyance systems and brush management activities. Therefore, if grading is proposed during the gnatcatcher or cactus wren breeding season, protocol surveys would be required.

Focused surveys for the burrowing owl were conducted by MJS in April 2005. No burrowing owls or burrowing owl sign were observed within the 42.9-acre survey area or the 500-foot buffer, which was surveyed where legally accessible. Although no burrowing owls or burrowing owl sign were observed, potentially suitable habitat exists on and immediately off-site. Therefore, preconstruction surveys would be required to determine presence or absence of this species on-site. If burrowing owls are identified on-site, impacts would be avoided by implementing active and/or passive methodologies for removal, but only after consultation and approval by the appropriate wildlife agencies.

Three non-protocol Quino checkerspot butterfly surveys were conducted by MJS during April 2001. Although Quino were not detected on-site during the non-protocol surveys, given the location of the project site and presence of Quino host plants, additional focused surveys were conducted during the 2002, 2003 and 2004 survey seasons over the entire 42.9-acre property boundary. Quino were not detected during any of the subsequent protocol surveys, and therefore no additional mitigation measures are required.

Although the proposed project would not result in impacts to sensitive wetland habitat, implementation of the project would result in impacts from construction to Upland habitats as indicated in the following table. In addition, due to the density of non-native grassland onsite and poor ground visibility, initial archaeological surveys could not be adequately completed. As a result, after consultation with USFWS and City staff, a testing program was developed which required disking approximately 25 percent of the 42.9-acre survey area, involving approximately 6.0 acres of non-native grassland. All areas within the existing MHPA as well as adjacent sensitive biological resources (e.g. road ruts found to contain fairy shrimp, coastal sage scrub, southern willow scrub, Quino checkerspot butterfly host plants, etc.) were avoided by a minimum of 10 meters. All non-native grassland impacted as a result of the disking in 2005 have been calculated and accounted for in the table below. The area has since naturally revegetated, and therefore no additional mitigation measures are required.

ANTICIPATED PROJECT IMPACTS TO UPLAND HABITATS

HABITAT TYPE	EXISTING CONDITIONS (ACRES)	ON-SITE IMPACTS (ACRES)	OFF-SITE IMPACTS (ACRES)	EASTERN NOT-A-PART AREA (ACRES)
NON-NATIVE GRASSLAND (TIER IIIB)	38.6	20.8	1.0	2.1
DISTURBED/ROAD RUTS (ACREAGE INCLUED INDISTURBED TOTAL)	2.8 (0.24)	1.0 (0.06)	0.1 (0.00)	0.1 (0.00)
TOTAL	**42.6**	**21.8**	**1.1**	**2.2**

Project impacts to native upland habitats require mitigation in accordance with the City's Biological Resources Guidelines (July 2002). Disturbed areas are not of significant biological value, and therefore, do not require mitigation for impacts resulting from project implementation. Sensitive habitats include those communities considered unique because they host many species of plants and animals that are rare or substantially depleted. Coastal sage scrub occurring in the study area, but outside te proosed project footprint, is considered to be an uncommon upland habitat (Tier II) by the City, while non-native grassland is considered a common (Tier IIIB) upland habitat.

Impact mitigation ratios are calculated based the location of the impacted habitat and where the mitigation would occur (e.g. inside the MHPA vs. outside the MHPA). Because the project area is located outside of the MHPA, mitigation for impacts to 21.8-acres of non-native grassland requires mitigation at a 0.5:1 ratio within the MHPA, or at a 1:1 ratio if outside of the MHPA. Additionally, in accordance with the City's Biological Guidelines, projects with small impacts may also compensate through a contribution to the City's Habitat Acquisition Fund which is used to acquire, maintain and administer the preservation of sensitive biological resources. Therefore, the project applicant has agreed to provide mitigation in the form of payment into the Habitat Acquisition Fund as indicated in Section V - Mitigation, Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration, and implementation of the biological monitoring program would reduce potential indirect impacts to off-site biological resources to below a level of significance.

HISTORICAL RESOURCES

The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, Article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. CEQA requires that before approving discretionary projects the Lead Agency must identify and examine the significant adverse environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment (Sections 15064.5(b) and 21084). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities which would impair historical significance (Sections 15064.5(b)(1) and 5020.1). Any historical resource

listed in or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

The project site is located in area of San Diego which has a high potential for prehistoric and historic archaeological resources. Review of site records and archaeological survey reports from the project area resulted in the identification of at least 69 archaeological sites within a one-mile radius. The project "Area of Potential Effect" (APE) was included in an earlier survey conducted by Gallegos & Associates for the Caltrans State Route 905 Project. That study identified 19 new prehistoric resources which were interpreted as loci of a previously recorded site CA-SDI-6941 (Kyle and Tift 1995). Loci H, J, and K border on, or are within the current project APE. Locus J and K, located in the central and eastern portion of the project site had been previously classified as "non-sites" by Gallegos in 1998.CA-SDI-6941, commonly referred to in the archaeological record as the "Otay Mesa Smear," is described as sparse lithic scatters of flakes and cores, generated by generations of prehistoric knappers sampling available cobbles that were present on Otay Mesa. Over the years, these materials have been disturbed by 100 years of agricultural activities. In the Management Plan for Otay Mesa Prehistoric Resources (1998), Gallegos & Associates concluded that the lithic scatters were not necessarily related in time, had little to no subsurface component, virtually no research potential and therefore, should not be recorded as sites. However, Locus H contained a higher density of surface artifacts and therefore, a testing program was implemented to investigate presence of a subsurface deposit and determine site integrity. Although the testing results were positive, Locus H was classified as a temporary camp/artifact scatter whose subsurface component lacked the quantity, quality, and integrity necessary to address research questions of local or regional importance.

Review of site records and reports for the Otay Mesa area revealed that a portion of one archaeological site (CA-SDI-6941) and several Loci are within the proposed project site. The "Otay Mesa Smear" consists of sparse lithic scatters disperse mainly on the southern portion of the mesa. CA-SDI-6941 was identified in previous studies as a temporary camp with a subsurface component. As a result, and in accordance with the Historical Resources Guidelines, a testing program was implemented. However, because the current project site is undeveloped, was previously in active agriculture, and was completely covered with dense non-native grassland at the time, an intensive pedestrian survey was conducted in 2001 by Robert Case from Mooney · Jones and Stokes (MJS) in an attempt to relocate the site. Survey conditions were restricted due to dense annual grasses and weeds obscuring the ground. Given the poor site visibility City staff recommended that an enhanced survey be performed after disking of grasses, but not before appropriate biological protocol surveys had been conducted for endangered species and habitat (see Biological Resources Discussion). The enhanced survey, which included a series of 12 east-west trending transects to improve ground visibility was conducted in September 2003, and resulted in the identification of seven small lithic scatters and five isolated artifacts within the dirt roads and foot trails that meander through the property. However, MJS concluded that the newly identified scatters corroborate the results of previous studies that they have no research potential and are not significant, unique or important. In addition, MJS archaeologists inspected two exploratory trenches resulting in only four pieces of debitage in the spoil piles with no lithic concentrations, fire-affected rocks, marine shell, or bone observed. The principal investigator concluded that the observed materials are not associated with the CA-SDI-6941, Locus H temporary camp, but just more of the "Otay Mesa Smear." Therefore, given the limitations and constraints reported in the previous test report for Locus H, including areas recently plowed verses areas not surveyed/tested due to agricultural activities, a Mitigation Monitoring and Reporting

Program (MMRP) is required during initial clearing, grubbing and grading for the proposed project. In addition, no unique resources would be impacted with this activity as defined in Section 21083.2 of CEQA. Although the records search and surveys were conducted during a four year time period, City Environmental Analysis staff has determined that the applicant has met the standards of Section III of the Historical Resource Guidelines. Therefore, implementation of the MMRP as outlined in Section V-MMRP of the Mitigated Negative Declaration and in accordance with the Historical Resources Guidelines would reduce any potential impacts to unknown archaeological resources to below a level of significance.

TRANSPORTATION/CIRCULATION

The proposed project is a multi-family residential subdivision east of the future extension of Caliente Avenue and south of Otay Mesa Road in south Otay Mesa. The project also proposes to extend Airway Road through the project site to the eastern boundary of Lot 3. Access to all three new lots would be from driveways along Airway Road via Caliente Avenue. In addition to the driveway access off Airway Road, Lot 2 would have one driveway access on Caliente Avenue. Streets and highways in the vicinity of the proposed project that could be impacted as a result of site development include tate Route 905, Caliente Avenue, and Otay Mesa Road. As a result, a Traffic Impact Analysis was submitted by the project applicant to evaluate the traffic-related impacts associated with development of the proposed project site. The Traffic Impact Analysis prepared by Kimley-Horn and Associates (January 2006) is available for review in the offices of the Land Development Review Division of the Development Services Department and is summarized below.

The following scenarios were analyzed as part of the proposed project including, existing condition (2004); near-term conditions (2007); near-term plus project conditions (2007); build-out baseline conditions (2020 with Airway Road); and build-out plus project conditions (2020 with Airway Road). Because the completion of the SR-905 freeway has been pushed back until 2010, the near-term analysis did not assume completion of the freeway (nor SR-125). Impacts of project traffic with Airway Road were evaluated in the build-out scenario and assume completion of both SR-905 and SR-125. Near-term traffic volumes for this study were obtained from the approved traffic study prepared by Urban Systems Associates, Inc., for the California Terraces PA 13/14 project north of Otay Mesa Road. It should be noted however, that the California Terraces PA 13/14multi-family, near-term model did not include the Candlelight Villas East project, which is adjacent to the south and east of the subject project study area. Therefore, Candlelight Villas East was added to the traffic volumes in the near term model form the Southview traffic analysis. Cumulative projects analyzed in the traffic study would be expected to generate an additional 81,922 ADT over existing conditions with 7,156 (4,065 in 3,090 out) during a.m. peak-hour and 8,961 (4,147 in, 4,814 out) during the pm peak-hour.

Street system operating conditions are typically described in terms of "level of service" (LOS). LOS for signalized intersections is defined in terms of delay, which is a measure of driver discomfort, frustration, fuel consumption, and loss of travel time. Specifically, LOS criteria are stated in terms of the average control delay per vehicle for the peak 15-minute period within the hour analyzed. The average control delay includes initial deceleration delay, queue move-up time, and final acceleration time in additional to the stop delay. At intersections that are expected to operate at LOS E or F with the project, the allowable increase in delay is two seconds. An increase greater than two seconds caused by the project would be considered a significant impact requiring mitigation.

The traffic study concluded that the proposed project is estimated to generate a total of 3,318 daily trips, including 266 a.m. peak hour trips and 299 p.m. peak hour trips. In addition, under the near-term and build-out with Airway Road scenarios, the project would not have any significant impacts; however, the project would be responsible for constructing full-width roadway improvements along the project frontage along Caliente Avenue and Airway Road to Otay Mesa Road; and the project would be responsible for constructing a traffic signal at the Lot 3 East Driveway/Airway Road intersection under the build-out with Airway Road scenario. According to the traffic study intersection analysis, no intersections were operating at LOS E or F under the existing condition scenario; one was operating at LOS E or F under the near-term baseline scenario; one was operating at LOS E or F under the near-term with project scenario; two were operating at LOS E or F under the build-out (with Airway Road) baseline scenario; and two were operating at LOS E or F under the build-out (with Airway Road) with project scenario. The increase in delay due to the proposed project would not exceed the significance threshold and would not have a significant impact at the failing intersections. Therefore, no mitigation would be required.

The study also analyzed ramp intersections at each Caltrans-owned signalized intersection affected by the project using the intersection lane vehicle (ILV) procedure. The ILV is used to estimate the capacity of a signalized intersection when the phasing is relatively simple. The capacity of a point where the lanes of traffic intersect is 1,500 vehicles per hour. According to the traffic study, with the exception of the intersections of Caliente Avenue and Otay Mesa Road and Heritage Road and Otay Mesa Road, all intersections evaluated would operate at either below or approaching capacity under both scenarios. The intersection of Heritage Road and Otay Mesa Road would operate above capacity under the near-term scenario during the a.m. peak hour period; and the intersection of Caliente Road and Otay Mesa Road would operate above capacity under the near-term scenario during the a.m. peak hour period with and without the proposed project and during the p.m. peak period with the additions of the proposed project traffic.

With the completion of SR-905, traffic would be shifted from Otay Mesa Road, resulting in an acceptable roadway segment as analyzed under the build-out scenarios with Airway Road. The addition of project traffic does not exceed City thresholds along the failing roadway segments, and would not result in a significant impact. However, the project would be required to construct roadway improvements consisting of one-half of a five lane major roadway (90 feet of pavement) along the project frontage (Caliente Avenue south of Airway Road). The project also would construct Airway Road as a four-lane major roadway (78 feet of pavement, full-width median, curb, gutter, and sidewalk on both sides of the street) along the project frontage. Based on the findings of the arterial analysis, the project would not result in a significant impact for any scenarios; nor would a significant impact result from the addition of the project based on the freeway segment level of service analysis.

In conclusion, although the project overall would not result in significant impacts implementation of the MMRP as outlined in Section V-MMRP of the Mitigated Negative Declaration would reduce any potential impacts to transportation/circulation along roadway segments, intersections, arterials and freeway segments to below a level of significance.

PALEONTOLOGICAL RESOURCES

The project site is underlain by three the geological formations: the lower Pleistocene Lindavista Formation; the middle to upper Pliocene San Diego Formation; and the upper Oligocene Otay Formation. All three of these geological formations have been assigned a moderate or high "paleontological resource sensitivity" as indicated in the City's Paleontological Resources Guidelines (2002). Grading for the proposed lots 1-3 would require excavation and removal of 23,400 cubic yards of balanced cut and fill material and would extend to depths of approximately 4 feet below grade. According to the *City of San Diego Paleontology Guidelines* (2002), impacts to paleontological resources are considered potentially significant for areas with a high sensitivity if grading would exceed 1,000 cubic yards and extend to a depth of 10 feet or greater. For moderately sensitive formations, the threshold is 2,000 cubic yards and a depth of 10 feet or greater. Although the current proposal requires only four feet of excavation to facilitate site development for creation of the three lots, should future development of the site require grading below the new pad elevation (i.e. in excess of six feet below new grade elevation), the provision for paleontological monitoring would be required. To reduce this impact to below a level of significance, implementation of the MMRP as outlined in Section V-MMRP of the Mitigated Negative Declaration would reduce any potential impacts to paleontological resources to below a level of significance.

NOISE

The Southview Tentative Map Subdivision development consists of approximately 42.6 acres in south Otay Mesa. The site is bounded by Otay Mesa Road to the north and to the west by the proposed Caliente Avenue extension as shown in Figure 1. The approximate right-of-way for the proposed future alignment of SR-905 extends through the northern portion of the project site. The project site is bordered by undeveloped land in all directions. A portion of the MHPA within an existing finger canyon is also located in the eastern half of the project site. Elevations on the site currently range from approximately 505 feet AMSL at the northern property boundary to approximately 540 AMSL at the western property boundary. Phasing of the project is proposed with initial development of approximately 156 multi-family units on Lot 1. The exact building configuration is unknown at this time and would be the subject of future evaluation under Title 24 during the building permit review process. The remaining development plan would consist of 216 multi-family units on Lot 2 and 181 units on Lot 3. The project also allows for the alignment of State Route 905 (SR 905) to traverse the northern vicinity of the property. Traffic noise from this freeway extension is the primary source for potential impacts to future residents. Therefore, an acoustical analysis was required. The acoustical analysis was prepared by Rick Taveras, Ph.D from Investigative Science and Engineering, Inc. (ISE) in February 2006. The results and conclusions are summarized herein.

Noise is generally defined as unwanted or annoying sound that is typically associated with human activity and which interferes with or disrupts normal activities. Although exposure to high noise levels has been demonstrated to cause hearing loss, the principal human response to environmental noise is annoyance. The response of individuals to similar noise events is diverse and influenced by the type of noise, the perceived importance of the noise and its appropriateness in the setting, the time of day, and the sensitivity of the individual hearing the sound. Airborne sound is a rapid fluctuation of air pressure above and below atmospheric levels. The loudest sounds the human ear can hear comfortably are approximately one trillion times the acoustic energy that the ear can barely detect. Because of this vast range, any attempt to represent the acoustic intensity of a particular sound on a linear scale becomes unwieldy. Because of this, a logarithmic ratio known as the decibel (dB)

is commonly employed. A sound level of zero "0" dB is scaled such that it is defined as the threshold of hearing, which would be barely audible to a human of normal hearing under extremely quiet listening conditions and would correspond to a sound pressure level equal to the reference level.

Most of the sounds we hear in the environment do not consist of a single frequency, but rather a broad band of frequencies differing in sound level. The intensities of each frequency add together to generate the sound we hear. The method commonly used to quantify environmental sounds consists of determining all of the frequencies of a sound according to a weighting system that reflects the nonlinear response characteristics of the human ear. This is called "A" weighting, and the decibel level measured is called the A-weighted sound level (or dBA). In practice, the level of a noise source is conveniently measured using a sound level meter that includes a filter corresponding to the dBA curve. The sound measurement employed by the State of California (and utilized by the City of San Diego for interior and exterior noise compliance) is known as the Community Noise Equivalence Level (or CNEL) and defined as the "A" weighted average sound level for a 24-hour day. It is calculated by adding a 5-decibel penalty to sound levels in the evening (7:00 p.m. to 10:00 p.m.), and a 10-decibel penalty to sound levels in the night (10:00 p.m. to 7:00 a.m.) to compensate for the increased sensitivity to noise during the quieter evening and nighttime hours.

The Transportation Element of the City of San Diego's General Plan identifies land use compatibility within the City based upon the annual CNEL. Based upon these guidelines, residential and other sensitive areas (such as parks and schools) are considered compatible with maximum exterior noise levels of up to 65 dBA CNEL at the required private exterior useable spaces. The California Code of Regulations (CCR), Title 24, Noise Insulation Standards, states that multi-family dwellings, hotels, and motels located where the CNEL exceeds 60 dBA, must obtain an acoustical analysis showing that the proposed design will limit interior noise to less than 45 dBA CNEL. Worst-case noise levels, either existing or future, must be used for this determination. Future noise levels must be predicted at least ten years from the time of building permit application. The City of San Diego has adopted the CCR Title 24 standards.

The acoustical analysis concluded that the primary source of future traffic noise near the project site would be from SR 905. The future year (build out + project) ADT volume along this road is projected to be a worst-case 137,800 vehicles (*Source: SANDAG 5/01, rechecked 1/06).* The projected speed limit along this roadway would be 55 MPH. To a similar extent, Otay Mesa Road is expected to have a future traffic volume of 42,400 ADT traveling at a speed of 50 MPH. The proposed Caliente Avenue is predicted to produce a future traffic volume of 28,400 ADT traveling at a speed of 45 MPH. These higher levels would constitute a worst-case condition under CEQA.

Given these future traffic volumes, the expected noise exposure within the project site is anticipated to range between 60 to 75 dBA CNEL for a purely unmitigated noise condition (i.e., no perimeter noise wall). Topographic data used in this assessment is based upon current engineering alignment plans for the proposed SR 905 alignment with respect to the project site. The analysis assumed a vertical cut of the SR 905 alignment of 25-feet below the existing grade. Originally, the analysis examined the effects of including a perimeter noise wall (varying between five to eight feet in height) extending the entire length of the southern property line. The acoustical study for this project however, analyzed a maximum five-foot-high wall along SR 905 since earlier studies showed that increasing the wall as high as eight feet would have a negligible additional effect over the five-foot condition (*Source: ISE 2001*). The effect of including a noise wall of five-feet in height was to significantly reduce the ground level onsite noise exposure over most of the site due to line-of-sight obstruction.

This effect was most pronounced along the modeled point adjacent to the SR 905 alignment (which would have the entire freeway noise re-radiated back towards the roadway). The effects of increasing the wall height showed negligible reductions in site noise exposure over the gains obtained due to the insertion of the five-foot barrier (i.e., the insertion loss due to the barrier was found to be significantly greater than the additional diffractive attenuation due to increasing the wall a couple of additional feet). Given this, the acoustical study concluded that a five-foot-high perimeter noise wall would be required to mitigate potential future noise impacts from SR-905.

Because the potential exists for the SR 905 noise contours to extend over a good portion of the project site, the City noise abatement policy requires that a comprehensive acoustical assessment of each lot be performed once design plans are finalized. The acoustical site design standards would include specific information, such as but not limited to exterior sensitive ground floor space (such as play areas, pools, spas, etc.) located within the 65 dBA CNEL or greater areas as indicated in the acoustical analysis (assuming the five-foot perimeter wall design is adopted) would require mitigation in the form of additional perimeter screen walls (i.e., block walls) or enclosures such that the noise level is reduced to 65 dBA CNEL or less. The exact form and location of these walls would be determined after review of building specific acoustical studies by the Development Services Department, Building and Safety Review Division. In addition, any structure located within the 60-dBA CNEL contour or greater would require building modifications in the form of upgraded door and window assemblies such that the closed-window interior noise levels do not exceed 45 dBA CNEL and mechanical ventilation. These features would be reviewed for compliance with Title 24 by the City's Building and Safety Review Division.

Therefore, implementation of the MMRP as outlined in Section V of the Mitigated Negative Declaration would reduce any potential impacts to sensitive receptors from future traffic noise to below a level of significance.

UTILITIES (SEWER/ SOLID WASTE)

Sewer

The proposed project is located in an undeveloped area in south Otay Mesa. The Otay Mesa Trunk Sewer Alignment Study prepared for the City of San Diego, Metropolitan Wastewater Department (MWWD) by PBS&J, a Civil Engineering firm assumed the construction of the 18" and 42" trunk sewer lines envisioned for this area. The master plan for sewer in this area has part of the Southview gravity flowing directly into the aforementioned 18" line, and part of Southview gravity flowing southerly into a planned, public, sewer lift station. This lift station is planned to pump effluent from the area to the 18" line at Airway Road and Caliente Avenue. This 18" line is planned to flow from Caliente Avenue, easterly into an existing 42" line in Old Otay Mesa Road. The 18" line is anticipated to be constructed by Caltrans prior to the construction of Route 905. At this time, however, the 18" sewer line in this area has yet to be constructed.

As a result, a project specific sewer study was prepared by Schwerin & Associates (July 2006) to identify the location of existing sewer lines, depict the amount of sewer flow generated by the proposed development and describe the proposed sewer facilities. This study analyzed the current sewer facility status, the sewer facility status once development to the east of Southview occurs and conceptually illustrated and discussed the ultimate solution for sewer development in this area. As a condition of TM approval, in the event that the above referenced 18" line is not constructed in an acceptable time

frame for the Southview development project, the applicant, along with the Candlelight Villas East development to the south, would bear responsibility for its construction.

New Facilities

The topography of the Southview site slopes gently from west to east. The available sewer is to the west. The depth of the sewer manhole in Caliente Avenue is such that all of Lot 2 could be on gravity sewer as well as the majority of Lot 1. The public sewer within the subdivision boundaries of Southview would go 520 feet easterly of the centerline of Caliente Avenue. This would allow for the three lots within this subdivision to have gravity sewer laterals serving them. All of lot 2 would be developed as a private system with gravity lines feeding into a public 6" sewer lateral. The topography of Lot 3 and a small portion of Lot 1 is such that they cannot gravity feed into the sewer laterals provided to them. Therefore these two lots would have small, private pump stations transporting the effluent from the rear of the lots to the public sewer laterals.

It is anticipated that the property easterly of this project's subdivision boundary and westerly of the MHPA property would be developed. The developable area of this property is approximately 15 acres. The public main in Airway Road would be sized to handle the effluent of both the current project and the 15 developable acres easterly of the current project. It was assumed with the current study, that this 15 acre area would be serviced entirely by a private system and pumped via a force main into the public line in Airway Road. The Southview project would build this forcemain within the 15' setback line.

Ultimately it is presumed that future pump station 23 would be built southerly of the site. At that time Lot 3 would flow southeasterly into a system yet to be designed in the 15 acre easterly parcel. Construction of Southview would include a sewer manhole at the southeast corner of Lot 3 for ultimate connection into the system in the undeveloped 15 acre parcel. Interim facilities within the Southview development area would include a private force main constructed across the front setback line of Lot 3. The first reach of the proposed sewer line would include the effluent from the 15.0 developable acres to the east as well as the three laterals from the three lots of the Southview subdivisions. Because the MHPA is located within the far eastern portion of the project boundary (Spring Canyon), the developable portion within the easterly not-a-part of the property would be limited to the 15.0 acres as noted above.

Southview Sewer Agreements

The gravity system from sewer manhole 3 to sewer manhole as shown on both the tentative map is an interim, private system. This system would be in effect until such time as the permanent facilities southerly of the project are available. At that time, sewer from Lot 3 and, if the 15 acre site easterly of Southview is developed, that sewer would be diverted to these permanent facilities. As such, and as a condition of project approval in the TM/SDP and MMRP, the project applicant would enter into a deferred improvement agreement for the permanent pump station southerly of the project site.

Therefore, implementation of the MMRP as outlined in Section V of the Mitigated Negative Declaration would reduce any potential impacts to below a level of significance.

Waste Management

The City of San Diego currently provides solid waste collection services within the City limits. The privately operated Otay Landfill currently provides disposal services for most of the waste collected from the Otay area. The current facility is not expected to expand and is anticipated to close in 2027. Once this closure occurs, a facility located on Dalbergia Street would be the closest transfer station to the project area. According to the City of San Diego's Significance Thresholds, construction projects that are considered to have potentially significant solid waste impacts are based on solid waste generation estimates include: a) single-family/multi-family construction of 50 units or more; and b) commercial construction of 40,000 square feet or more. However, the use of these thresholds is limited to projects that have a change in land use density or community plan amendment, such as a rezone. The proposed project requires a rezone from AR-1-1 to RM-2-6 to accommodate residential density increases. Residential development is allowed within the agricultural land use designation with approval of a rezone.

According to information provide by the City of San Diego Environmental Services Department, projects which have the potential to exceed solid waste generation estimates, would result in a cumulatively significant adverse effect on the long-term capacity of the Miramar Landfill. Therefore, as a standard mitigation for these impacts, the proposed project would be subject to the mitigation measures contained in the Solid Waste section of the Final EIR for the City of Villages Strategic Framework Element, which requires private developments involving attached homes to mitigate impacts to solid waste through implementation of recycling programs. In addition, the project would be required to prepare a Waste Management Plan at the beginning and end of the project.

The following environmental issue was analyzed and determined not to be significant: **GEOLOGY/SOILS, HUMAN HEALTH/PUBLIC SAFETY/HAZARDOUS MATERIALS AND WATER QUALITY.**

GEOLOGY/SOILS

The project area is located in a seismically active region of California, and therefore, the potential exists for geologic hazards, such as earthquakes and ground failure. The C.W. La Monte Company Inc., prepared a *"Limited Geotechnical Investigation"* and conducted a geologic reconnaissance for the Southview Apartment Complex in February 2004. These studies were conducted in order to address potential geologic hazards and soil conditions relative to the proposed development site. According to the City of San Diego's *Seismic Safety Study (1995)*, the project area lies within Geologic Hazard Categories 53 and 57. Hazard Category 53 is characterized as having level or sloping terrain, unfavorable geologic structure, low to moderate risk, and Category 27 is described as Otay, Sweetwater and others. No active, potentially active, or inactive faults are known to exist on the site. According to the Geotechnical Investigation and Reconnaissance report, faulting to the west of the site began in the Pliocene time and continued at least until the early or middle Pleistocene. The closest significant fault to the project is the LA Nacion fault located approximately one mile to the west and believed to be associated with the Rose Canyon fault and the growth of the San Diego Embayment. Together, the La Nacion and Rose Canyon faults define a wide and complexly faulted basin occupied by San Diego Bay and a narrow section of the continental shelf west of the Silver Strand. According to the report, the project site is underlain by competent sedimentary bedrock of the Lindavista Formation. Residual soils associated with the formation are highly expansive and require either specialized foundation recommendations or selective placement during site grading. The report further concludes

that localized areas of surficial fill, topsoil and alluvium overlying the property requires removal and re-compaction during grading. Generally, the site has been found suitable for development provided that the recommendations contained in the report are implemented accordingly. Therefore, proper engineering design in accordance with the approved geotechnical and soils reports would ensure that the potential for geologic impacts from regional hazards would be insignificant and no mitigation is required.

HUMAN HEALTH/PUBLIC SAFETY/HAZARDOUS MATERIALS

Although discarded trash was encountered during initial site visits by City staff and during surveys conducted by the archaeological and biological consultants, there was no evidence to suggest that hazardous conditions, such as underground storage tanks (USTs), waste oil tanks, or landfill activities exist within the property. However, the County of San Diego Department of Environmental Health (DEH) Hazardous Materials Establishment Listing database was reviewed to determine if a potentially hazardous material release site existing on the property. In addition, a regulatory database review was conducted for the proposed project. The project site was not listed on any searchable databases; however, two locations were listed on the Federal, State or Local jurisdiction databases, the closest being within approximately a one-mile radius from the project site. One facility is listed as a communication tower located at 4515 Otay Mesa Road. The second facility is reported to be a solid waste facility/landfill site, known as Dillion Trail. Located approximately ½ mile southeast of the project site, this facility is a closed solid waste disposal site that previously accepted inert, mixed municipal wastes. Neither one of these facilities would have any impact on the proposed project, and therefore, no mitigation would be required. In addition, as a condition of any City issued grading permit, the applicant would be required to comply with federal, state or local regulations regarding the removal and transport of hazardous materials should any be encountered during construction related activities.

WATER QUALITY

Water quality is affected by sedimentation caused by erosion, runoff carrying contaminants, and direct discharge of pollutants (point-source pollution). As land is developed, impervious surfaces send an increased volume of runoff containing oils, heavy metals, pesticides, fertilizers and other contaminants (non-point source pollution) into the stormwater drain system.

In addition to comprehensive best management practices (BMPs) incorporated into the project site plan, the applicant is proposing to construct two stormwater detention basins and associated conveyance systems within the eastern not-a-part area of the subject property.

Spring Canyon, which is east of the project site, ultimately drains into the Tijuana River. The City currently does not allow increased drainage runoff into the existing drainage basin. The current runoff factor for multi-family development almost doubles that of urban runoff. Consequently, drainage runoff from the ultimate development would be almost twice the existing condition, which could result in a significant impact. As a result, the applicant has proposed the construction of two stormwater detention basins and associated conveyance systems. The stormwater drainage conveyance systems are anticipated to be in the 24-inch to 48-inch size range. Although final design of the stormwater conveyance and detention basin system would occur at the time grading and improvement plans are submitted to the City for review, these facilities must be designed in accordance with City Engineering Standards and sited to minimize any potential direct

and/or indirect impacts to biological, archaeological and paleontological resources. Mitigation for those impacts has been previously addressed. Comprehensive permanent post-construction water quality BMPs, consistent with those shown on Exhibit "A," and detailed in *"Water Quality Technical Report and Stormwater Best Management Practices for Southview"* prepared by Schwerin & Associates, Inc. (July 2006), shall be incorporated into the project plans to reduce the amount of pollutants (e.g., oil, grease, heavy metals) and sediments discharged from the site, satisfactory to the City Engineer. Compliance with the City of San Diego's Storm Water Standards would preclude direct and cumulatively considerable water quality impacts. Therefore, no mitigation measures are required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

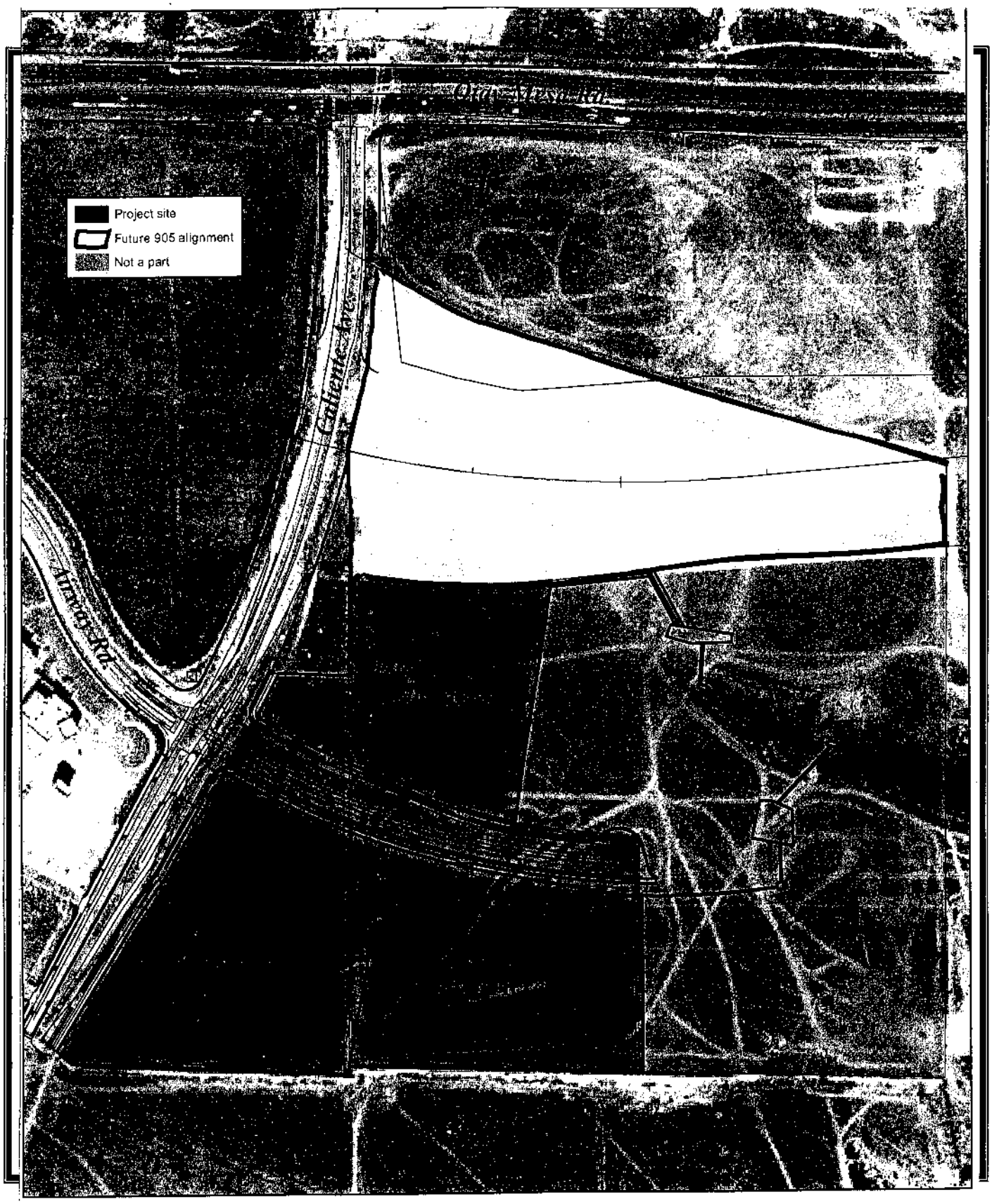
[ ] The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

[X] Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

[ ] The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Herrmann

Attachments: Site Plan (Figure 1)
Location Map (Figure 2)
Site Plan with MHPA Boundary (Figure 3)
Initial Study Checklist



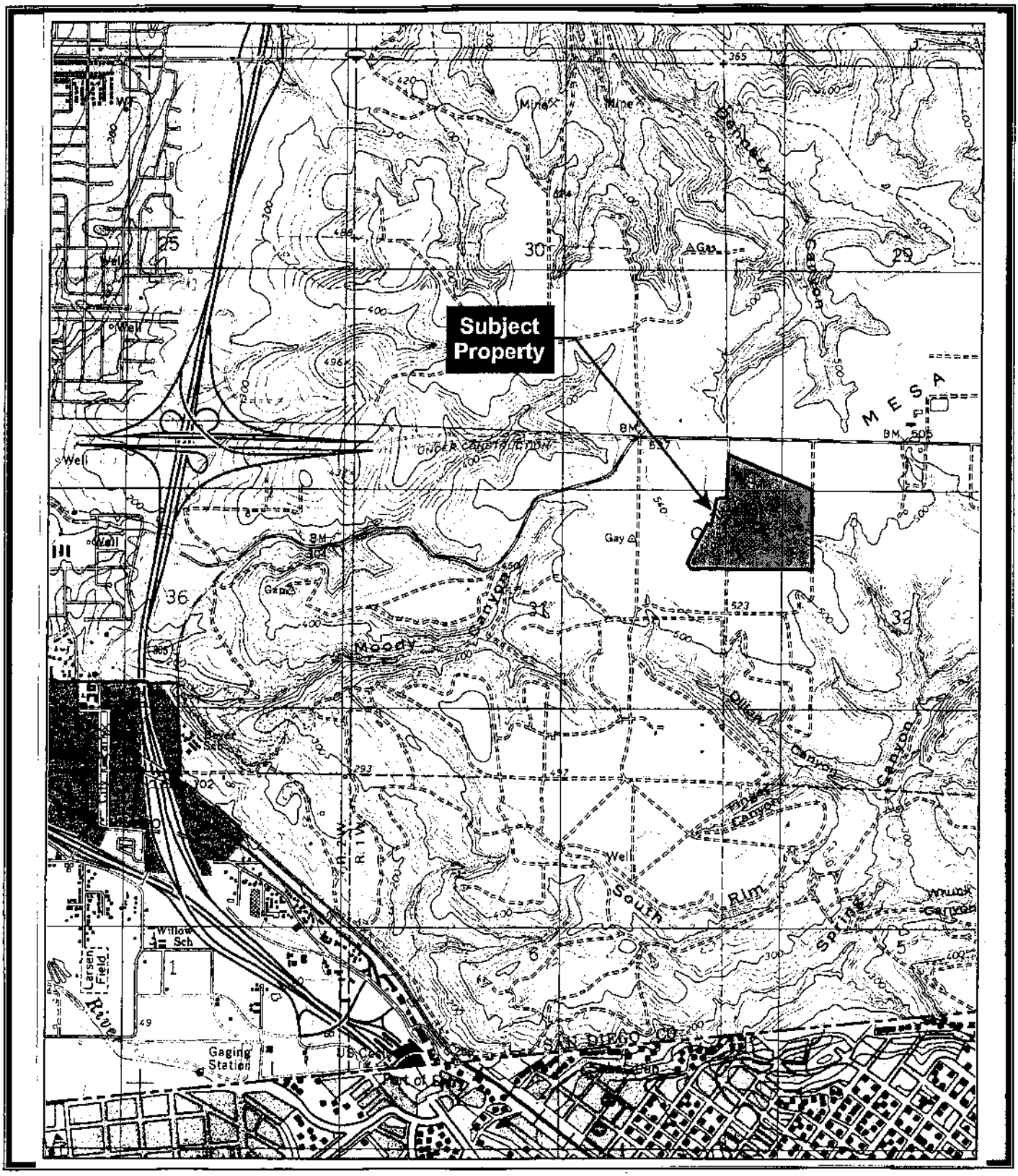
SOUTHVIEW

SITE PLAN

Environmental Analysis Section Project No. 2204

CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure 1



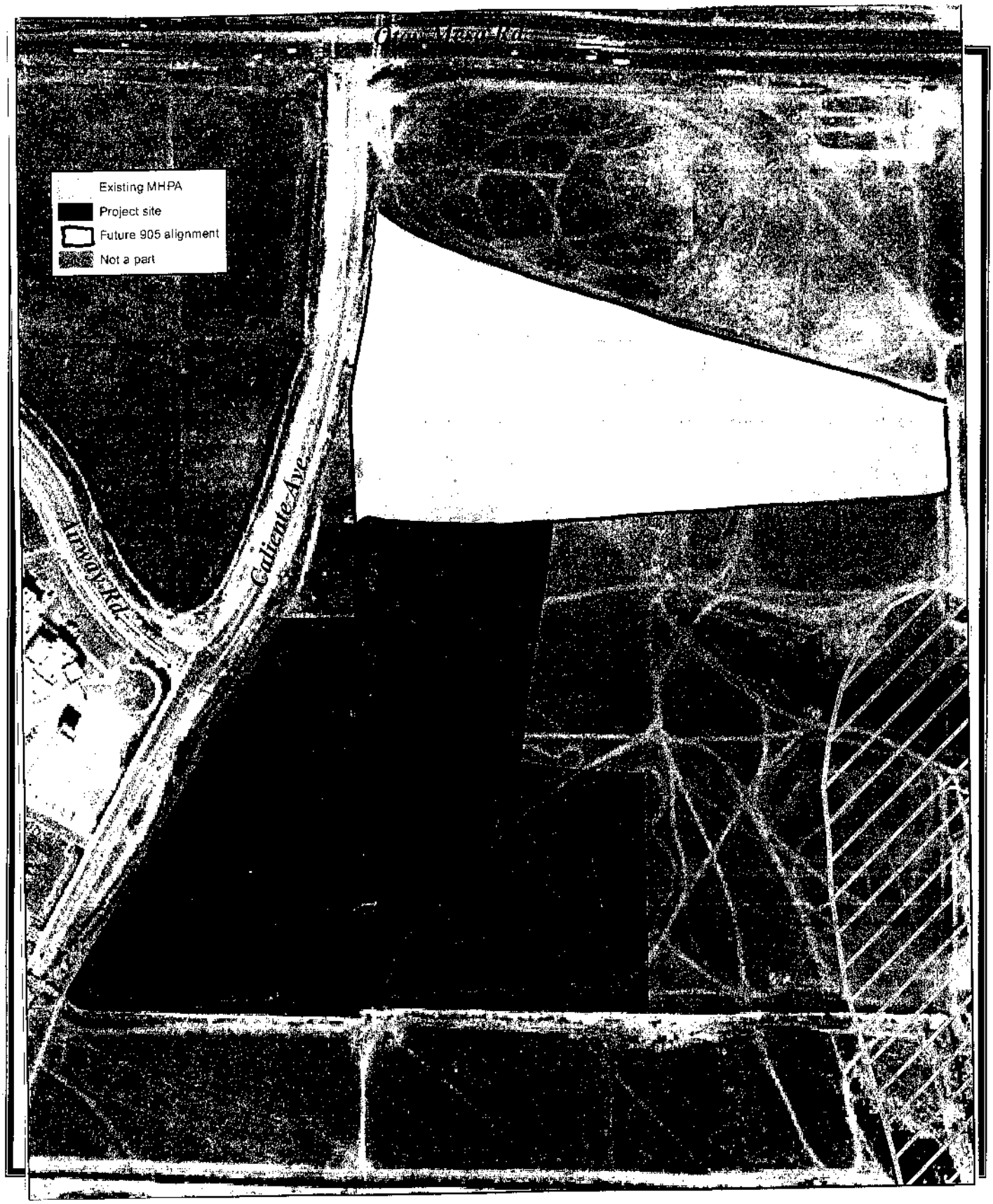
SOUTHVIEW

LOCATION MAP

Environmental Analysis Section Project No. 2204

CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure **2**



SOUTHVIEW

SITE PLAN WITH MHPA BOUNDARY

Environmental Analysis Section Project No. 2204

CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure 3

Initial Study Checklist
Date: January 6, 2006
Project No.: 2204
Name of Project: Southview

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

	Yes	Maybe	No
I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:			
A. The obstruction of any vista or scenic view from a public viewing area? The project site is located within an undeveloped area of south Otay Mesa. No vista or scenic views would be impacted with development of the site.	___	___	X
B. The creation of a negative aesthetic site or project? The project proposes grading (~1,100 cubic yards per graded acre) on a site previously used for agricultural purposes to create three legal lots on currently vacant land in south Otay Mesa.	___	___	X
C. Project bulk, scale, materials, or style which would be incompatible with surrounding development? The surrounding area is currently undeveloped with the exception of San Ysidro High School. Once subdivided and rezoned, the applicant would be required to submit building plans compatible with the surrounding area	___	___	X

which meets the zoning and setback requirements for the RM-2-6 zone.

D. Substantial alteration to the existing character of the area? ___ ___ X
The proposed improvements are designed to be compatible with the future character of the area which currently only included a high school to east and future residential uses to the south.

E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? ___ ___ X
The project site is vacant, undeveloped land previously used for agricultural purposes and would not result in the loss of distinctive, landmark or stand of mature trees.

F. Substantial change in topography or ground surface relief features? ___ ___ X
Grading of ~23,400 cubic yards of balanced cut and fill (~1,100 cubic yards per graded acre) on a site previously used for agricultural purposes to create three legal lots on currently vacant land in south Otay Mesa is required to facilitate site design but would not result in significant topographical changes.

G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? ___ ___ X
Although the site contains manmade berms which are the result of the previous agricultural uses, and slopes 25% or greater within the MHPA (which would be avoided), no new impacts are anticipated.

H. Substantial light or glare? ___ ___ X
The proposed project would grade the entire site to create three legal lots and associated public and private improvements. No light or glare issues would result with the subdivision of land. Future residential development would be limited to building materials that would be compatible with surrounding area and composed mainly of wood or stucco exteriors.

	Yes	Maybe	No
I. Substantial shading of other properties? It is anticipated that future residential development would be limited to two and/or three story structures. Substantial shading of adjacent properties is not anticipated with subdivision of vacant land and/or future development of the site.	___	___	X

II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:

A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? The site is undeveloped and does not contain mineral resources of value.	___	___	X
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? The site is currently undeveloped. Although it would result in the conversion of agricultural land, the site does not contain any soils classified as Prime Farmland, Unique Farmland or Farmland of Statewide Importance. No Williamson Act contracts apply to the site. No impact is anticpated.	___	___	X

III. AIR QUALITY – Would the proposal:

A. Conflict with or obstruct implementation of the applicable air quality plan? No such conflict would result with project implementation.	___	___	X
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Project would only generate 3,318 ADT. However, predicted vehicle trip emissions would not violate any of the significance thresholds established by the SDAPCD. No such air quality violation would occur with project implementation	___	___	X
C. Expose sensitive receptors to substantial pollutant concentrations? See III.B.	___	___	X

	Yes	Maybe	No
D. Create objectionable odors affecting a substantial number of people? See III.B.	___	___	X
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? Project grading would require implementation of a dust control program as a condition of grading permit issuance.	___	___	X
F. Alter air movement in the area of the project? Although new improvements would be constructed within the project site, air movement would not be altered.	___	___	X
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? Although new improvements would be constructed within the project site, existing meteorological conditions would not be altered.	___	___	X

IV. BIOLOGY – Would the proposal result in:

A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? The project site is currently undeveloped however it does support non-native grassland and areas of sensitive biological value. A biological study was prepared which analyzed potential impacts> See Initial Study Discussion.	___	X	___
B. A substantial change in the diversity of any species of animals or plants? See IV.A. above.	___	X	___
C. Introduction of invasive species of plants into the area? The landscape plan would incorporate native and/or non-invasive plants consistent with the City's Landscape Standards.	___	X	___

	Yes	Maybe	No
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? A wildlife corridor is not identified within the project site. However, movement by any resident wildlife species and/or migratory mammal would not be precluded throughout the project area and in the adjacent canyons within the MHPA.	___	X	___
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? The project site contains non-native grasses, road ruts, vernal pools, southern willow scrub, coastal sage scrub, freshwater marsh, and disturbed habitat. See Initial Study Discussion.	___	X	___
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means?	___	___	X
No regulated wetlands would be impacted with project implementation. All identified and/or mapped wetlands within the eastern not-a-part area and within the MHPA are being avoided.			
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? The developable portion of the project is not within the MHPA and would not conflict with the goals and/or provisions of the MSCP Subarea Plan. The proposed stormwater conveyance systems however, are adjacent to the MHPA. Therefore, the applicant is required to implement the MHPA Land Use Adjacency Guidelines to reduce potential indirect impacts to below a level of significance. See Initial Study Discussion and MMRP.	___	X	___

		Yes	Maybe	No
V.	ENERGY – Would the proposal:			
	A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? Project would not result in excessive use of energy.	___	___	X
	B. Result in the use of excessive amounts of power? Project would not result in excessive use of power.	___	___	X
VI.	GEOLOGY/SOILS – Would the proposal:			
	A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? A Geotechnical Investigation was prepared and concluded that no such hazards exist within the project site.	___	___	X
	B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? Increases in wind or water erosion would not result with project implementation.	___	___	X
	C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? See VI.A. above.	___	___	X
VII.	HISTORICAL RESOURCES – Would the proposal result in:			
	A. Alteration of or the destruction of a prehistoric or historic archaeological site? Records search and site survey resulted in the identification of prehistoric or historic resources within the project site. Although no new impacts are anticipated, monitoring is required to reduce potential impacts to unknown buried resources. See Initial Study discussion.	___	X	___

	Yes	Maybe	No
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?	___	X	___
Although no buildings, structures or objects of this nature were identified during the survey and testing phase, monitoring is required. See Initial Study discussion.			
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?	___	X	___
See VII.A. and B. above and Initial Study Discussion.			
D. Any impact to existing religious or sacred uses within the potential impact area?	___	X	___
Although no religious or scared uses were identified during the survey and testing phase, monitoring is required. See Initial Study Discussion, VII.A. and B. above.			
E. The disturbance of any human remains, including those interred outside of formal cemeteries?	___	X	___
See VII..-D above and Initial Study Discussion.			

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS : Would the proposal:

A. Create any known health hazard (excluding mental health)?	___	___	X
Proposal would not result in, or expose sensitive receptors to health hazards.			
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials?	___	___	X
Proposal would not result in, or expose sensitive receptors to health hazards.			

	Yes	Maybe	No
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?	___	___	X
Proposal would not result in, or expose sensitive receptors to health hazards.			
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	___	___	X
Project has been designed to accommodate emergency plans and would not interfere with implementation of an existing plan.			
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?	___	___	X
The project site is not included on any hazardous materials list as noted above.			
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	___	___	X
The project does not include elements that would contain hazardous materials that would impact sensitive receptors and/or the surrounding environment.			

IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:

A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants.	___	___	X
The project would grade the site resulting in three legal lots and new impervious surfaces, but would implement project specific BMPs in accordance with the City's Stormwater Regulations and an approved WQTR.			

	Yes	Maybe	No
B. An increase in impervious surfaces and associated increased runoff?	___	___	X
Impervious surfaces would be created with project implementation. However, the applicant is required to comply with the City's Stormwater regulations by incorporating BMPs.			
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?	___	___	X
New impervious surfaces would be created with grading for project implementation; however drainage patterns would not change significantly. All run-off from new future buildings and associated improvements would be filtered and diverted to flow into newly constructed stormwater conveyance systems within the eastern not-a-part area and into new storm drains along Airway Road and Caliente Aveneue utilizing BMPs approved by the City Engineer.			
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)?	___	___	X
See IX. A-C above.			
E. A potentially significant adverse impact on ground water quality?	___	___	X
See IX.A-D above.			
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	___	___	X
No such exceedance would result. Compliance with Stormwater Standards would preclude potential impacts.			

X. LAND USE – Would the proposal result in:

A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project?	___	___	X

	Yes	Maybe	No
Although the project requires a rezone from AR-1-1 to RM-2-6, the underlying residential land use designation is consistent with the OMCP; the project is consistent with the MSCP Subarea Plan, ESL Regulations and the HR Regulations. Therefore, no land use impacts are anticipated. See Initial Study Discussion.			
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? See X.A. and Initial Study Discussion.	___	___	X
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? Project would not conflict with the goals and Management Directives for Otay Mesa as indicated in the MSCP Subarea Plan. The MHPA Land Use Adjacency Guidelines would be implemented to ensure that no indirect impacts would result with construction-realted activities. See X.A. and Initial Study Discussion.	___	___	X
D. Physically divide an established community? Project would not physically divide an established community. See X.A.	___	___	X
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted Airport Land Use Compatibility Plan" ("ALUCP")? Project is located south of Otay Mesa Road and outside the ALUCP for Brown Field. Therefore, the residential development project would not be an incompatible use.	___	___	X
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? Proposal includes new construction and extension of existing roadways to accommodate proposed residential development. An acoustical analysis was prepared and traffic noise mitigation is required. See Initial Study Discussion.	___	X	___

	Yes	Maybe	No
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? Anticipated project generated ADTs combined with the future SR-905 traffic would result in increased traffic noise in the surrounding vicinity requiring mitigation. See XI.A.,and Initial Study Discussion	___	X	___
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? See XI.A and B., and Initial Study Discussion	___	X	___

XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? ___ X ___
Although project grading of 23,400 cy of balanced cut and fill would not exceed 4 feet in depth, the potential exists for impacts to fossil resources should future residential grading excavate beyond the newly created grade. Therefore, monitoring w/b required. See Initial Study Discussion.

XIII. POPULATION AND HOUSING – Would the proposal:

A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? Residential land uses were anticipated for this site in the OMCP, as was the extension of existing roadways to accommodate the future development. Rezoning would allow development at the density anticipated in the plan and would not further induce growth beyond that identified in the community plan.	___	___	X

	Yes	Maybe	No
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	___	___	X
The site and surrounding area is undevelopment with the exception of San Ysidro High School. No existing housing would be displaced.			
C. Alter the planned location, distribution, density or growth rate of the population of an area?	___	___	X
See XIII.A and B. above.			
XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			
A. Fire protection?	___	___	X
Project site is designated for residential land uses and would not result in any adverse physical impacts associated with new and/or physically altered governmental facilities as noted above. Fire and Police protection services are available within the Otay Mesa plan area. See discussion under Environmental Setting.			
B. Police protection?	___	___	X
See XIV.A.			
C. Schools?	___	___	X
The adjacent San Ysidro High School would not be effected by the proposed site improvements other than temporary impacts during construction for the residential development and roadway extension.			
D. Parks or other recreational facilities?	___	___	X
It is anticipated that the application would be required to pay development impact fees/park fees that would be used to construct parks or recreational facilities within the Otay Mesa community planning area.			
E. Maintenance of public			

	Yes	Maybe	No
facilities, including roads? The project proposes residential development after subdivion of vacant land into three legal lots, which includes construction of two public roadways: Caliente Avenue and Airway Road. Long-term maintenance of public roads would not be required. However, should a public pump station be built within the project boundaries, the applicant would be required to assume some level of maintenance responsibilities satisfactory to the City Engineer and MWWD Director.	___	___	X
F. Other governmental services? No other governmental service located in the project vicinity would be physically affected by the proposed project.	___	___	X

XV. RECREATIONAL RESOURCES – Would the proposal result in:

A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? The proposed subdivision and future residential development would not impact and/or alter other park or recreational facilities in Otay Mesa. Development of the site does not include the easterly portion within the MHPA, which would be retained/preserved as open space in accordance with all applicable local, state and federal regulations.	___	___	X
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? The project does not include recreation facilities requiring expansion that would result in significant effects on the environment.	___	___	X

	Yes	Maybe	No
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? The proposed subdivision of land and future residential development would generate 3,318 ADT over existing conditions. A Traffic Study was prepared which identified project specific mitigation. See Initial Study Discussion.	___	X	___
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? See XVI.A. and Initial Study Discussion.	___	X	___
C. An increased demand for off-site parking? The project would provide all necessary parking on-site consistent with residential zoning/code.	___	___	X
D. Effects on existing parking? See XVI.C.	___	___	X
E. Substantial impact upon existing or planned transportation systems? See XVI.A and Initial Study discussion.	___	X	___
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? See XVI.A and Initial Study Discussion.	___	X	___
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? See XVI.A and Initial Study Discussion	___	X	___

	Yes	Maybe	No
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? Proposed improvements including, driveways and required circulation element roadways have been reviewed by qualified transportation engineering staff. No conflicts with alternative transportation models were identified.	___	___	X

XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:

A. Natural gas? No service is currently provided beyond the existing high school site. However, the site would be serviced by existing utility service providers. Connections to new facilities would be required, but would not result in substantial alterations to the services.	___	___	X
B. Communications systems? No service is currently provided beyond the existing high school site. However, the site would be serviced by existing utility service providers. Connections to new facilities would be required, but would not result in substantial alterations to the services.	___	___	X
C. Water? No service is currently provided beyond the existing high school site. However, the site would be serviced by existing utility service providers. Connections to new facilities would be required.	___	___	X
D. Sewer? No service is currently provided beyond the existing high school site. However, the site would be serviced by existing utility service providers. Connections to new facilities would be required. See Initial Study discussion.	___	X	___

	Yes	Maybe	No
E. Storm water drainage? No service is currently provided beyond the existing high school site. However, the site would be serviced by existing utility service providers. Connections to new facilities would be required. See Initial Study discussion.	___	X	___
F. Solid waste disposal? No service is currently provided beyond the existing high school site. However, the site would be serviced by existing utility service providers. Connections to new facilities would be required. See Initial Study discussion.	___	X	___

XVIII. WATER CONSERVATION – Would the proposal result in:

A. Use of excessive amounts of water? Project proposes a landscape concept plan which includes the use of drought tolerant plants and would not result in excessive water usage on-site.	___	___	X
B. Landscaping which is predominantly non-drought resistant vegetation? See XVIII.A.	___	___	X

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? The proposed project would result in direct impacts to NNGL and potential indirect impacts to the adjacent MHPA, prehistoric/historic or paleontological resources. Mitigation is required. See Initial Study discussion.	___	X	___

	Yes	Maybe	No
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)	___	___	X
Although the project would result in significant impacts to biology, traffic, noise, historical and paleontological resources, and utilities, all are mitigtable and would not lead to long-term impacts.			
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	___	X	___
Cumulative traffic related impacts were evaluated and appropriate mitigation has been included as a condition of project approval. All other impacts resulting from implementation of the proposed project would not result in cumulative impacts on the environment.			
D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	___	X	___
The proposed project would result in direct impacts to NNGL and potential indirect impacts to the adjacent MHPA, prehistoric/historic or paleontological resources. Mitigation is required. See Initial Study discussion..			

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

_X_ City of San Diego Progress Guide and General Plan.

_X_ Community Plan.

___ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

___ City of San Diego Progress Guide and General Plan.

_X_ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

___

III. Air

___ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

_X_ Regional Air Quality Strategies (RAQS) - APCD.

___ Site Specific Report:

IV. Biology

_X_ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

___ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

_X_ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

_X_ Community Plan - Resource Element.

___ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

___ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.

_X_ City of San Diego Land Development Code Biology Guidelines.

X Site Specific Report: Biological Survey Report, prepared by Mooney Jones & Stokes (January 2006).

V. Energy

___

VI. Geology/Soils

_X_ City of San Diego Seismic Safety Study.

___ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.

_X_ Site Specific Report: Report of Limited Geotechnical Investigation, C.W. La Monte Company, Inc. (February 2004).

VII. Historical Resources

_X_ City of San Diego Historical Resources Guidelines.

_X_ City of San Diego Archaeology Library.

_X_ Historical Resources Board List.

___ Community Historical Survey:

_X_ Site Specific Report: Staff review/survey (2001); Archaeological Records Search and Cultural Resources Survey Report prepared by Mooney Jones & Stokes (October 2005).

VIII. Human Health / Public Safety / Hazardous Materials

_X_ San Diego County Hazardous Materials Environmental Assessment Listing

_X_ San Diego County Hazardous Materials Management Division

___ FAA Determination

___ State Assessment and Mitigation, Unauthorized Release Listing

_X_ Airport Land Use Compatibility Plan" ("ALUCP")

___ Site Specific Report:

IX. Hydrology/Water Quality

___ Flood Insurance Rate Map (FIRM).

___ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.

___ Clean Water Act Section 303(b) list, dated May 19, 1999, http://www.swrcb.ca.gov/tmdl/303d_lists.html).

___ Site Specific Report: Water Quality Technical Report and Stormwater Best Management Practices, prepared by Schwerin & Associates, Inc. (July 2006).

X. Land Use

_X_ City of San Diego Progress Guide and General Plan.

_X_ Community Plan – Otay Mesa.

_X_ Airport Land Use Compatibility Plan" ("ALUCP")

___ City of San Diego Zoning Maps

___ FAA Determination

XI. Noise

_X_ Community Plan

___ San Diego International Airport - Lindbergh Field CNEL Maps.

_X_ Brown Field Airport Master Plan CNEL Maps.

___ Montgomery Field CNEL Maps.

_X_ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

_X_ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

_X_ City of San Diego Progress Guide and General Plan.

_X_ Site Specific Report: Programmatic Acoustical Site Assessment, prepared by Investigative Science and Engineering, Inc. (February 2006).

XII. Paleontological Resources

_X_ City of San Diego Paleontological Guidelines.

___ Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

___ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

_X_ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

___ Site Specific Report:

XIII. Population / Housing

___ City of San Diego Progress Guide and General Plan.

_X_ Community Plan.

___ Series 8 Population Forecasts, SANDAG.

___ Other:

XIV. Public Services

_X_ City of San Diego Progress Guide and General Plan.

_X_ Community Plan.

XV. Recreational Resources

_X_ City of San Diego Progress Guide and General Plan.

_X_ Community Plan.

_X_ Department of Park and Recreation

___ City of San Diego - San Diego Regional Bicycling Map

___ Additional Resources:

XVI. Transportation / Circulation

_X_ City of San Diego Progress Guide and General Plan.

_X_ Community Plan.

_X_ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

_X_ San Diego Region Weekday Traffic Volumes, SANDAG.

_X_ Site Specific Report: Traffic Impact Analysis, prepared by Kimley-Horn & Associates, Inc. (January 2006).

XVII. Utilities

_X_ Site Specific Report: Sewer Study, prepared by Schwerin & Associates, Inc. (July 2006)..

XVIII. Water Conservation

___ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.